

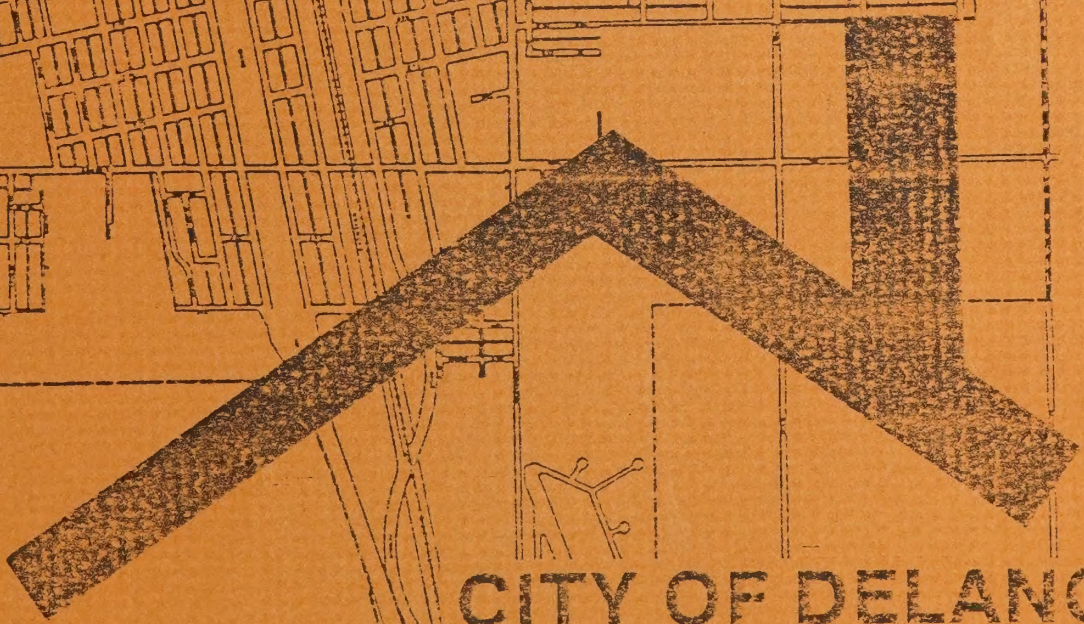
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CITY OF DELANO HOUSING ELEMENT

of the Delano General Plan

JULY 1985

CITY OF DELANO
HOUSING ELEMENT

- PREPARED BY -



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I. INTRODUCTION

The ability to provide adequate and decent housing has always played an integral role in the continued vitality of a community. Housing is an issue which not only affects certain segments of the population but concerns all socio- economic and cultural groups. Housing availability, housing opportunity, and residential placement are all areas that impact both the community, individual, and local government.

Over the past decade, the Kern County area has experienced a tremendous amount of population growth and industry development. Similarly, the City of Delano has also received a significant population increase during this same time period. Commercial activity and employment opportunities have also risen in the Delano area. Consequently, the issue of a decent and desirable living environment needs to be discussed.

Is the housing construction keeping up with the current population growth? Are there ample housing opportunities for all socio - economic groups throughout the community? Does the City presently accomodate the special housing needs of the population?

This document, the Housing Element of the Delano General Plan 2001 addresses the concerns of present and future residents in the area relating to housing. The content of the document not only discusses pertinent housing needs, but relevant constraints, and possible solutions as well.

The Housing Element and the other adopted state-mandated elements compose the General Plan which acts as a workable long-range growth manual for the City of Delano.

PURPOSE

The State of California requires that every city and county prepare and adopt a comprehensive long-term general plan for its physical development. As a decision-making tool for local governments policy-making entities, the General Plan insures consistent decisions as well as orderly growth and well-planned development.

One of the nine state-mandated elements of the General Plan is the Housing Element. The Housing Element consists of standards and plans for the improvement of housing and the provisions of suitable sites for housing. The document must also provide for the housing needs of all economic segments of the community.

The Housing Element specifically includes a study of local housing needs, a statement of applicable goals and policies, a listing of viable housing programs and implementation measures, and a reasonable projection of the number of housing units the City of Delano expects to be developed and maintained between the period of 1984 and 1990.

INTENT

In conformance with State of California's policy to...

"...foster the provision of "a decent home and a suitable living environment" for "all economic segments of the community." "(Adapted from Government Code Section 65302(c) and Health and Safety Code Section 371221),

the Delano Housing Element addresses the community's concerns regarding housing issues. By establishing goals and objectives for the identified housing needs, the Housing Element can provide workable and positive solutions in a timely and reasonable framework.

HOUSING ELEMENT FORMAT

The format of the City of Delano's 1984 Housing Element Update and revision can be visualized in two different perspectives, namely the thought-process and approach of the Housing Element revision project and the clear and concise organization of the compiled material relating to the housing needs of the Delano residents. The second perspective is very important to the successful implementation of the document as it allows the general public to understand and review the current housing conditions and evaluate the goals, policies, and programs identified in the Delano Housing Element.

Process and Approach

State law establishes the content and features that must be included in a City's Housing Element. However, the actual preparation of the document requires the proper coordination of material and community input. The primary process components include the collection of updated and accurate data material, the coordination of community participation through the Citizen's Advisory Committee and the general public workshops/meetings, consultation with various public agencies, and integration and analysis of public response and statistical information, and the designations of recommended housing related programs to meet the needs of the residents of the community.

Much of the data utilized in the preparation of the Housing element revision was retrieved from the 1977 and 1980 U.S Census. The 1977 Census was a special census prepared for selected cities within the County. In addition, the document included updated statistical information supplied by the City of Delano, Kern and Tulare Planning Departments, and private firms and community organizations. From the combined primary and secondary data sources, the planning consulting staff and city staff were able to derive perceived housing and socio-economic projections in the area.

The Citizen Advisory Committee (CAC) to the General Plan was formed by the Delano City Council to provide community input for the preparation and review of the General Plan elements. It is represented by



individuals from various socio-economic and cultural groups throughout the community. Meetings regarding the Housing Element preparation were held from October 1984 through March 1985. The participants in the meetings which included the CAC members, City Community Development Department staff, and the consulting planning firm identified public perspectives of the housing needs and possible solutions that would promote a better living environment.

A Housing Element Questionnaire was devised and distributed to committee members for their review and subsequent response to issues relative to housing needs in Delano. Their responses to issues presented in the questionnaire served as a primary factor in determining housing and housing problems in the City.

In subsequent CAC meetings, a broad range of programs designed to meet the identified housing needs was identified and assessed according to their suitability for the community of Delano. Programs discussed and recommended by the committee included both programs administered by private individuals and community groups within the community.

After the adoption of the Housing Element, the CAC will continue to play a valuable role in monitoring the implementation of the plan, as well as in assisting local staff and officials with the periodic updating process.

Prior to the final adoption of the updated Housing Element by the Delano City council, the document was reviewed by Planning Commission and the Citizen Advisory Committee for the General Plan with public hearings being held to integrate public comments. In addition, appropriate responsible public agencies were asked to respond and comment on the draft document.

Chapter Organization

This section briefly discusses topic items to be discussed in the forthcoming chapters of the Delano Housing Element. The design of the designated chapter organization will allow the general public to better understand the document and to utilize the material and information provided.

Chapter 2: EXECUTIVE SUMMARY

This chapter provides an overall synopsis of the primary components of the City of Delano Housing Element. This section will generally discuss housing need, housing goals and objectives, proposed programs and implementation techniques, and existing housing constraints.

Chapter 3: ASSESSMENT OF HOUSING NEED

This chapter of the Housing Element describes the present housing characteristics and socio-economic conditions in the Delano area. In identifying housing needs for present and future residents, an analysis of

historic population growth patterns and housing stock conditions must be prepared. Through the determination of housing deficiencies and known related problems within the City, the Element can establish viable solutions to better accomodate housing need.

Chapter 4: SPECIAL HOUSING NEEDS

While the needs of the majority of the residents in Delano area have been identified in Chapter 3: Assessment of Housing Need, some segments of the community require special attention. Special groups include the migrant farm labor families, elderly residents with limited income and mobility, and residents in local mobile home parks.

Chapter 5: COMPATIBILITY WITH REGIONAL HOUSING PLAN

State Planning Law requires that each city correlate its housing need with the regional housing needs of persons at all income levels within the general housing marekt area. As part of its housing requirements, this section contains the portion of the Regional Housing Allocation Plan for the Delano area as prepared by the Kern County Council of Governments (Kern COG, and discusses its relationship to the overall housing needs in the San Joaquin Valley market area. Due to the extended analysis of housing conditions and characteristics in Delano, projections by the City may be slightly higher than that of Kern COG.

Chapter 6: HOUSING DEVELOPMENT CONSTRAINTS

Several factors discussed in this chapter which may hinder or restrict new residential construction or existing housing stock rehabilitation. In this chapter, governmental-related constraints and non-governmental constraints, including market demand will be examined.

Chapter 7: HOUSING ISSUES AND OPPORTUNITIES

This Chapter outlines the prevalent housing issues relating to the community of Delano in order to properly assure maintenance of housing. It also describes the availability of housing and the suitability of possible residential sites for meeting the various needs of the affected population, especially the low-and moderate-income households.

Chapter 9: HOUSING PROGRAMS AND IMPLEMENTATION TECHNIQUES

After the goals, objectives, and policies of the Housing Element are established, specific programs and implementation measures must be recommended to assure the attainment of a viable housing program within the City. The recommended housing programs outline the possible housing solutions recommended over the next five years that can promote proper and effective housing usage.

Chapter 10: HOUSING UPDATE AND REVIEW:

In order to maintain the integrity of the adopted Housing Element and to assure its proper implementation, the City shall periodically review the document. By evaluating the identified projections and housing conditions, the local planning staff can monitor the progress and effectiveness of the housing programs and implementation techniques. It can also provide staff with valuable information as to the timing of the next housing element update.

II. Executive Summary

The City of Delano Housing Element addresses the housing related concerns of the local community. This text is provided as a valuable information source for housing and population trends and projections as well as a policy document for local officials and the community-at-large. This section summarizes the principal topic areas discussed in the following text documentation.

Geographic Setting

The City of Delano is situated in the southern San Joaquin Valley approximately 130 miles north of Los Angeles and 300 miles south of San Francisco. Delano is in the County of Kern and is approximately 30 miles north of Bakersfield, the county seat. Delano is the largest of eight communities in Tulare and Kern Counties within an 15 mile radius.

Demographics

The City of Delano's population was estimated to be 18,564 in 1984. Although the 1980-1984 period indicated an average annual increase of 4%, the City of Delano experienced only a 28% (average 2% per year) growth from 1970 to 1984. The expected population projections for the City indicate a population of 21,400 (2.5% annual average increase by 1990 while County planning estimates show a population of 19,950 (1.2% annual growth) in the same period. The overall County population growth is expected to be between 2.2% to 2.8% per year to the year 1990.

According to the 1980 U.S. Census, the median age of the local resident is 26.7 years. A comparison of the 1970 and 1980 census figures show a 3.5% decrease of persons under 18 (40% to 36.5%) while the working age population (18 to 54 years old) has increased by 2%, from 42% to 44%. Persons with ages 55 years and older compose 20% of the population.

Employment

Due to the inherent characteristics of the San Joaquin Valley, local employment is directly related to farming and the agricultural industry. Approximately 27% of the employed persons in Delano are employed in farming, followed by service occupations and sales occupations (12.8% and 11.9%, respectively). In recent years, new retail commercial development and fast-food outlets have also provided new job opportunities. However, many persons are unemployed for several months out of the year as much of the agricultural work is seasonal. Consequently, identified 1980 local household income is lower than the county's median income (\$18,000 compared to \$16,358). The 1984 median income in Delano is estimated at \$16,317.

Housing Conditions

The following conditions illustrate the current housing characteristics within the local community.

- According to the 1980 U.S. Census, the total number of dwelling units was listed at 5,135 with 4,912 units being occupied. It is estimated that the number of dwelling units as of January 1984 was 5,636 with a total of 5394 units estimated to be occupied.
- The current overall vacancy rate is estimated to be 4.3%. The breakdown composition is identified as units for sale - 1.8%, units for rent - 1.4, and temporary and other units - 1.1%.
- Approximately 58% of the housing units are owner-occupied while 42% are renter-occupied.
- Building activity in the community has significantly increased in recent years. A total of 505 units have been constructed in the past four years, an average of 125 units per year. By comparison, an average of 19 units were constructed between 1974 and 1978. Single-family units represented 62% of the residential building activity.
- According to the 1980 Census, a total of 883 households (18.4% of identified households) are identified as being overcrowded.
- The cost of housing has continued to keep many families from purchasing their own homes. The average sales price of a 3-bedroom dwelling in Delano has risen from \$52,700 in 1978 to \$60,000 in 1984, an increase of 14%. Over 50% of the new construction and resale sales by local realtors are priced between \$50,000 to \$60,000.
- In order to qualify for a \$60,000 dwelling, a household would need to earn \$22,200 or more to qualify for the necessary mortgage. With only about 30% of the households in 1984 able to qualify for loan eligibility, two or three families have jointly purchased a house.

Projected Housing Needs

Using the City Planning Department's population projection of 21,400 in the year 1990, it is estimated that 6,717 units would be needed to accommodate the population at the current 4.3% vacancy rate. With a total of 5,636 units in the present housing stock, a total of 1,081 units would be needed by 1990. Assuming a desired 8% vacancy rate, a total of 1,209 units would need to be constructed by 1990.

Special Housing Needs

Although the housing needs of the community-at-large are detailed in the housing element text, the special needs of particular segments need to be considered. These segment groups include farmworking households, migrant farmworkers, elderly households, and large-families. In order to provide for these special needs, government funding programs, and designated housing projects are identified.

Regional housing & Allocation Plan Compatibility

As required by State law, an assessment of the regional housing needs must be addressed and correlated with local housing elements. Kern COG estimates that 73% of the households in Delano earn the estimated median income. Of this figure, only 17% earn the median income.

Development Constraints

Housing development opportunities and availability are influenced by government, market and energy constraints. The reasonable mitigation of these constraints can include the reduction or waiving of fees, enforcement or adoption of several housing "encouragement" ordinances or statutes, and the continued support of affordable housing programs.

Housing Opportunities and Availability

In order to assure the proper development of housing, local government must facilitate new housing opportunities and the continued vitality of existing residential neighborhoods. Present residential designated areas within the incorporated city limit total 9000 acres with a potential of 10,000 housing units for development. In addition, a total of 684 units have been approved in recent years.

The public services and facilities provided by local governmental entities are sufficient to accommodate the growth of Delano to the year 1990 and to the year 2000. Moreover, the energy-related service facilities can adequately handle the population increase without substantial difficulty.

Stated Goals for the City of Delano

- . Provide for the availability of adequate and decent housing for the diverse household compositions within the City of Delano.
- . Maintain an adequate supply of housing types throughout the community to accommodate the diverse economic status of present and future residents.
- . Promote the development of adequate and desirable housing in appropriate residential areas and encourage the maintenance of existing and viable neighborhoods as well as the rehabilitation of deteriorating units to insure sound and quality residential areas.

Housing Program and Strategies

The attainment of desired housing goals and the fulfillment of local housing needs is dependent on the development of sound housing strategies and realistic housing programs. The housing production programs and local implementation techniques are needed to stimulate housing construction as well as the continued rehabilitation and conservation of the existing housing stock.

Housing production and rehabilitation programs that may be effective in satisfying unmet or under-attained housing needs include:

- * Low-Rent Public Housing Program
- * California Homeownership Assistance Program (CHAP)
- * Farmworker Grant Program
- * Low-Interest Home Improvement Program
- * HUD Section 235 Homeownership Program

Local government can also assist in providing adequate housing opportunities without the use of extensive state or federal funding. Some of the techniques open to the City include:

- * Mixed Land Use Designation
- * Establishment of Special Assessment Districts
- * Density Bonus Provisions
- * Community Information Bases
- * Expansion of Water Treatment Facilities, and The
- * Establishment of an Enterprise Zone

Housing Update and Review

The adopted housing element text will be reviewed on a periodic basis to assure its internal accuracy and to evaluate the effectiveness of the recommended programs and implementation techniques. A periodic review will also identify if the projected figures were realistic and consistent with the planned growth of the city. Local planning staff will assemble this information in an annual report to the City Council regarding the status of the adopted General Plan. Advisory entities, including the Planning Commission and the Citizens Advisory Committee (CAC) should also be informed of the status and implementation of the Housing Element. The City shall update its Housing Element every five years as required by State Law.

III. ASSESSMENT OF HOUSING NEED

Geographic Setting

The City of Delano is located in the most southernly portion of the central San Joaquin Valley. The third largest city of the eleven incorporated cities (Arvin, Bakersfield, California City, Delano, Maricopa, McFarland, Ridgecrest, Shafter, Taft, Tehachapi, and Wasco) in Kern County, Delano is situated approximately 30 miles north of Bakersfield, the county seat.

Delano is located 144 miles north of Los Angeles and 250 miles south of San Francisco on State Highway 99 and is on the main line of Southern Pacific Railroad.

Founded in 1873, as a railroad town, Delano boomed and became incorporated in 1915. This city is situated in one of the most agriculturally productive regions in the world. Its table grapes, fruit crops and other agricultural products are well-known throughout the United States and in many countries.

The City of Delano is also recognized as an important trade center for northern Kern County and southern Tulare County, serving the major commercial and health care needs of eight communities in a 15 mile radius. These communities include Earlimart, Richgrove, Wasco, Pond, Alpaugh, Pixley, and Delano itself.

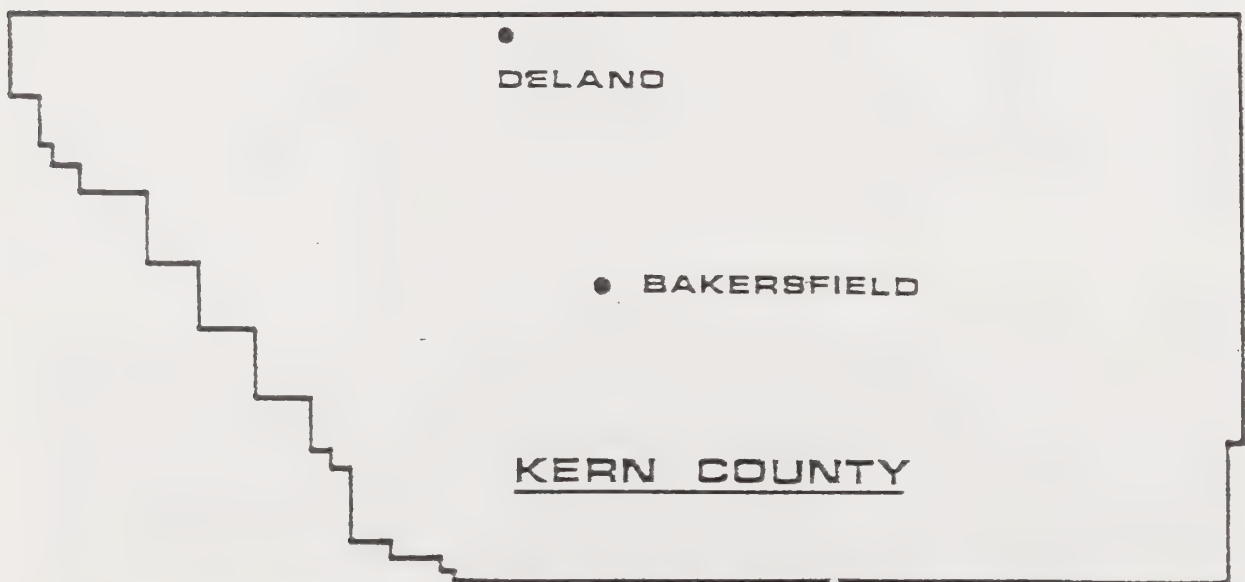
The geographic location of the City is in close proximity to various natural amentities of the State of California. The Central coast, the Sierra Nevada Mountain Range, the Mojave Desert, national parks and forests, and numerous lakes and wild life reserves are all within a short traveling distance from Delano.

In addition, Delano is accessible through a variety of transportation modes. Five (5) State Highways travel through the vicinity of Delano, making the City an important vehicular connector. State Highway 99 and State Highway 155 intersect the City while State Highway 65, State Highway 43 and State Highway 46 are all located less than 12 miles from Delano.

Climate

Delano's climate is characteristically sunny, dry and warm. Ninety percent of all precipitation falls during the 6 months from November through April, with a seasonal precipitation averaging 4.62 inches. As in most of the Central California valley, the climate is warm, semi-arid, pleasant and salubrious. Thunder storms historically occur in the valley. Summers are hot, dry, and cloudless. Winters are mild and semi-arid; yet fairly humid. December and January are characterized by frequent fog, occurring mostly in the evening and early morning.

GENERAL LOCATION MAP



GEOGRAPHICAL SETTING



13

POPULATION

The population of Delano grew at a steady conservative rate during the period of 1970-77. This era reflects that the community's population growth was slower than that of the County. During 1977-83, the City began to experience an increased growth rate, primarily during 1979-1984. Reasons for this growth include: a rise in construction, the appearance of new commercial franchise outlets, and higher wage rates for the farm labor industries. The City's population growth rate exceeded even that of the County during the period of 1980-83. Delano grew an impressive 4 percent per year, while the County grew 3 percent per year. This increased growth is attributed to many factors including: the City Council's promotion of economic growth, the expansion of City and County facilities, and major expansion and construction of medical facilities.

The 1984-90 era can expect to see a higher growth pattern than seen during the 1970-77 period. (See Table A & B) Although the population rate may fluctuate between 2.4 percent to 4 percent per year, Max P. Bacerra & Associates projects that an overall 2.5 percent population increase per year can be expected. This projection is reasonable as it is generally consistent with the County's expected growth rate over the next decade. It also indicates a progressive population expansion for the city of Delano. (Table C & D)

The economy of Delano is based on farming and agriculture, with a large proportion of household heads employed therein. Since 1970, there has been a dramatic increase in the Spanish-surnamed population, bringing larger than average households to the City of Delano. This trend shows no sign of abating, and, as a result, the City's population is expected to continually increase. Further effects of larger than average households, including extended family situations, can be found in other sections of this document (e.g., Occupation of Household Head, Household Income, and Vacancy Rates).

The growth rate for the City of Delano and Kern County are compared below in Figure 1. The data in Table E has been grouped to show overall County growth, population growth in metropolitan Bakersfield (the city of Bakersfield and the surrounding unincorporated urban area), growth of the remaining unincorporated county areas, and the growth of ten smaller incorporated cities. As can be seen, most growth is occurring in urban areas.

Table A
Population Growth
City of Delano

	Total Population	Persons In Households	Group Quarters
April 1, 1970	14,559	14,425	134
July 1, 1977	15,704	15,551	153
April 1, 1980	16,491	16,344	147
January 1, 1984	18,564	18,401	163
January 1, 1990	21,400	20,990	220
(Projected) ¹			
January 1, 1990 (Projected) ²	19,950	N/A	N/A

Table B
Population Increases for the City of Delano

Period	Total Population Increase	% Change	Average Annual Average	Average Annual Population Growth
1970 - 77	1145	7.9%	158	1.1%
1977 - 80	787	5%	262	1.7%
1980 - 83	3009	11.9%	1003	4.0%
1984 - 90	2836	15.3%	472	2.5%
(Projected) ¹				
1984 - 90 (projected) ²	1386	7.5%	231	1.2%

¹City of Delano Planning Department Estimate

²Kern County Planning Department Estimate

Table C
Population Growth for
Kern County and the State of California
(1980 - 1990)

Year	Kern County	State of California
1980	403,089	23,773,000
1984	460,924	25,415,300
1990 (Projected) ¹	540,000	27,990,000
1990 (Projected) ²	522,800	27,905,000

Table D
Projected Population Increase
for Kern County and the State of California

Period	% Change	Annual Average Population Increase	Average Annual Population Growth
Kern County			
1980 - 84	14.3%	14,458	3.6%
1984 - 90 (Projected) ¹	16.8%	15,769	2.8%
1984 - 90 (Projected) ²	13%	15,075	2.2%
California			
1980 - 84	6.9%	410,575	1.73%
1984 - 90	10.1%	429,117	1.69%

¹ Kern County Planning Dept. Estimate

² State of California Dept. of Finance Estimate

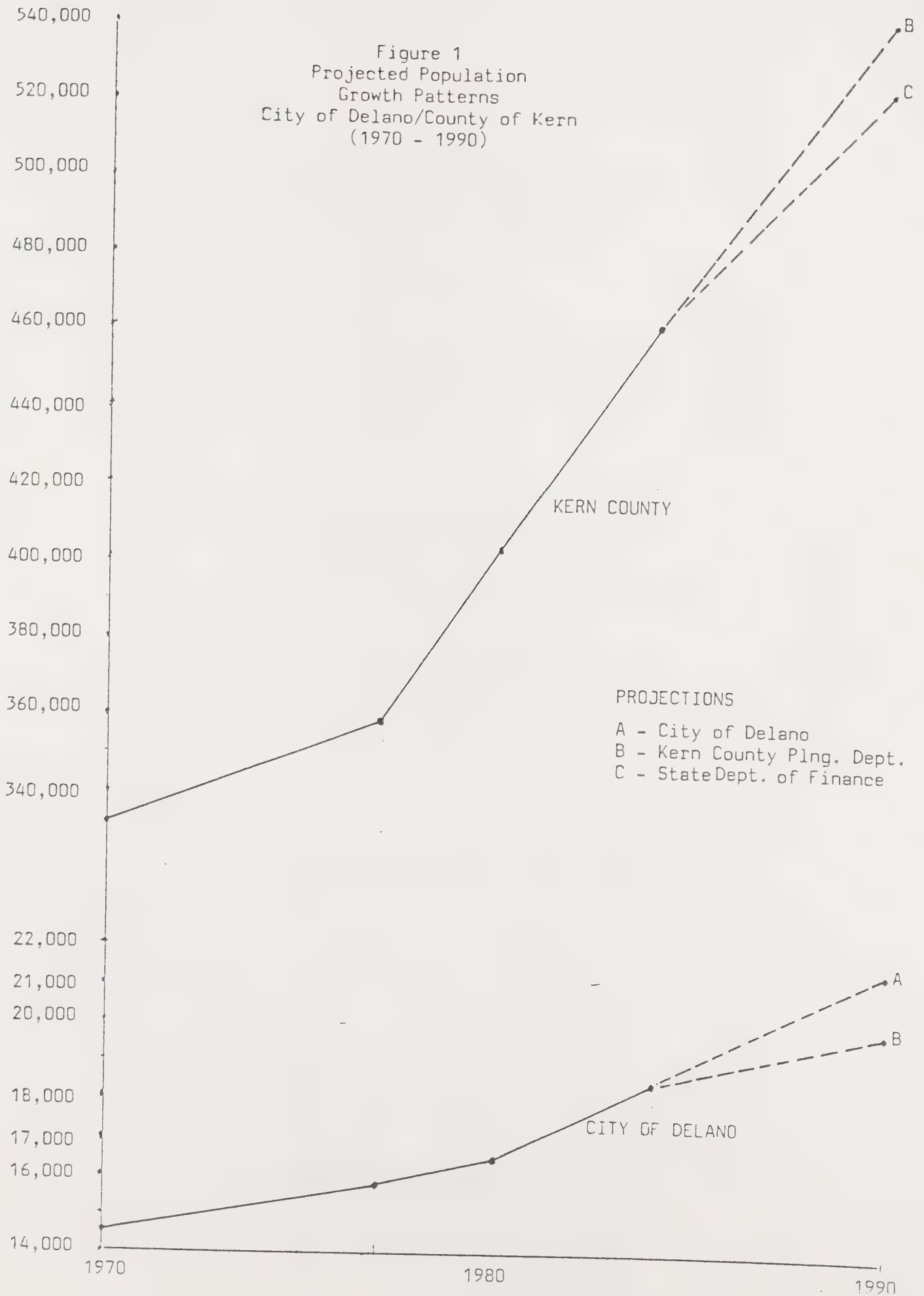
Table E
Population Growth Comparision For
Incorporated Cities In Kern County
(1970 - 1984)

City	1970	1980	1984	Pop. Change (1970-1980)	Pop. Change (1980-1984)
Arvin	5,199	6,863	7,444	+ 32.0%	8.5%
Bakersfield	69,515	105,611	129,694	+ 51.9%	22.8%
California City	1,309	2,743	2,989	+109.5%	+ 9.0%
Delano	14,559	16,491	18,564	+ 13.3%	+12.6%
Maricopa	740	946	1,192	+ 27.8%	+26.0%
McFarland	4,177	5,151	6,087	+ 23.3%	+18.2%
Ridgecrest	7,629	15,929	22,162*	+108.8%	+39.1%
Shafter	5,327	7,010	7,429	+ 31.6%	+ 6.0%
Taft	4,285	5,316	5,965	+ 24.0%	+12.2%
Tehachapi	4,211	4,126	4,335	- .2%	+ 5.1%
Wasco	8,269	9,613	10,810	+ 16.3%	+12.5%
Unincorporated Area	205,014	223,290	238,402	+ 8.9%	6.8%

* 1981 - China Lake Annexed into City of Ridgecrest.

Sources: 1970 U.S. Census, 1980 U.S. Census, State Department of Finance (Population Research Unit)
Kern County Board of Trade

Figure 1
Projected Population
Growth Patterns
City of Delano/County of Kern
(1970 - 1990)



AGE DISTRIBUTION

Age distribution for the residents of Delano from 1970 through 1980 is shown below in Table F. These figures, based on Census counts, indicate that the average age of the population has increased since 1970. The amount of the population under the age of 18 has decreased from 40 percent in 1970, to only 36.5 percent in 1980. The reason for this decrease could be that the population impact of the "baby boom" period (1950-1960), is beginning to taper off. Also, cultural values and family traditions are changing, and the average family size is decreasing. At the same time, the working age population (18 yrs.-54 yrs.) has increased from 42 percent of the population in 1970, to 44 percent in 1980. The primary productive age for working people (18 yrs.-54 yrs.), has not been consistent from 1970 through 1980. There was a slight decrease in the percentage of people in this category in 1980. This is possibly due to a lack of job availability on a year round basis. The need for new job creation is evident if this age category is to remain stable. A stable, consistent working age group is a good indicator of a strong economy. There has been a steady increase in the retirement and pre-retirement (55-64 yrs. and 65 yrs. and over) age groups. This illustrates national research that Americans are living longer. Figure 2 illustrates male and female age distribution in the City of Delano.

Changes in age distribution for the City of Delano are consistent with changes in Kern County figures, where persons under the age of 18 yrs. are steadily decreasing in number, and the working age population has been ever increasing since 1970. The proportion of persons over the age of 55 yrs. remains fairly constant in Kern County as a whole. City of Delano/Kern County age comparison are found in Table G.

Table F
Age Distribution
City of Delano
1970 - 1980

Age Distribution	1970		1977		1980	
	Persons	Percent	Persons	Percent	Persons	Percent
Under 18 Years	5,824	40%	5,497	35%	5691	34%
18 to 54 Years	6,115	42	7,538	48	7563	46
55 to 64 Years	1,456	10	1,256	8	1432	9
65 Years and Over	1,165	8	1,413	9	1805	11
TOTAL	14,559	100%	15,704	100%	16,491	100%
Median Age	26.4 years		29.6 years		26.7 years	

Source: U.S. Bureau of Census, State of California Department of Finance;
City of Delano Planning Department

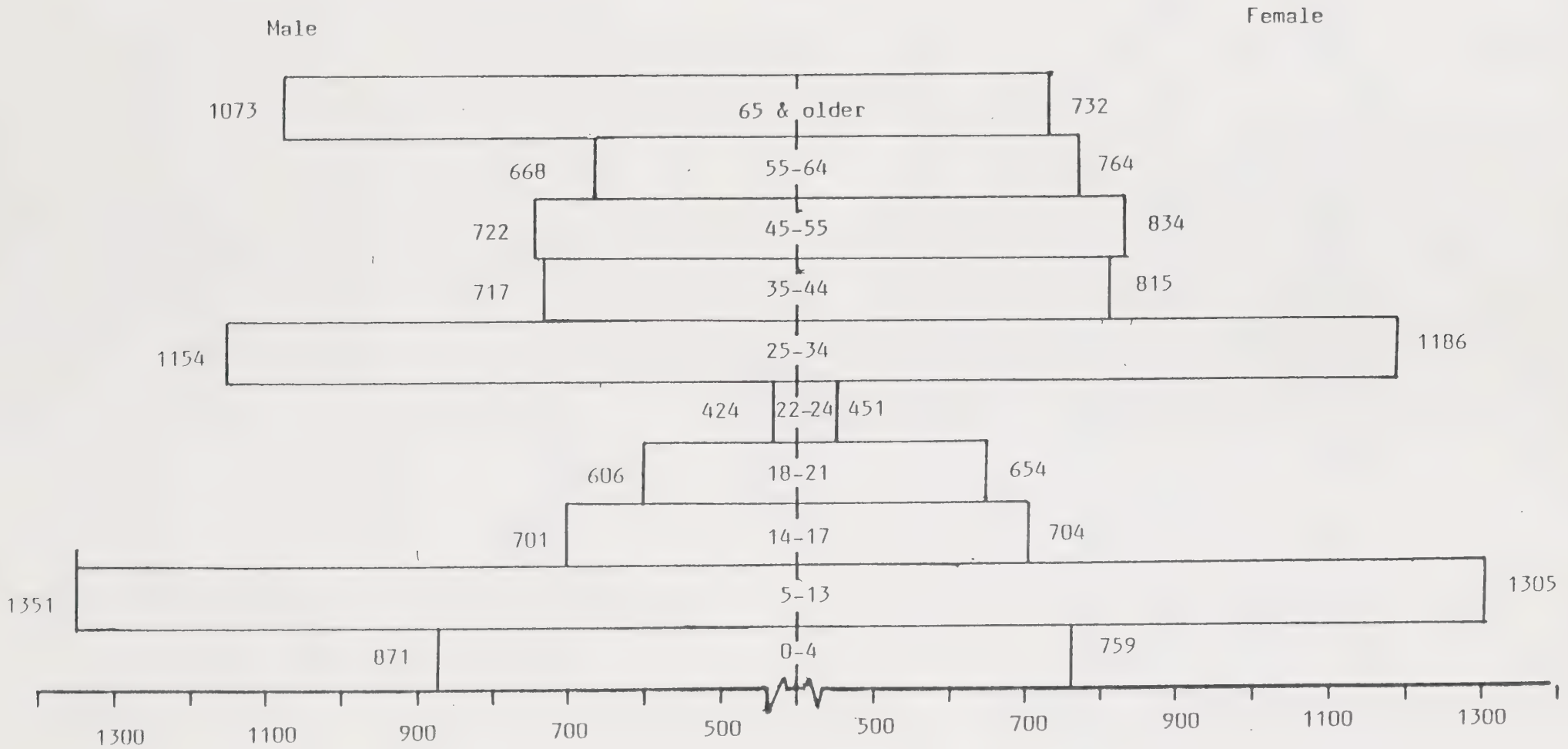
Table G
Age Distribution Comparision
City of Delano/Kern County
(1980)

Years	City of Delano		Kern County Total	
	Persons	Percent	Persons	Percent
0-4	1630	9.9%	36,034	9.1%
5-13	2656	16.1	58,621	14.9
14-17	1406	8.5	28,978	7.3
18-21	1260	7.6	21,419	5.4
22-24	875	5.3	29,106	7.4
25-34	2340	14.2	64,849	16.4
35-44	1532	9.3	43,728	11.1
45-54	1556	9.4	37,959	9.6
55-65	1432	8.7	36,248	9.2
65 years and older	1805	11.0	37,762	9.6
	<hr/>	<hr/>	<hr/>	<hr/>
TOTALS	16491	100%	394,704 ¹	100%

¹ Figure does not include the 8,500 living in group quarters

Source: 1980 U.S. Census, MPB and Associates

Figure 2
Age Distribution For City of Delano
Male/Female Comparision
1980



MEDIAN AGE IN YEARS: 26.5 Years

Source: 1980 U.S. Census
State of California EDD (Delano Branch)

Ethnicity

The population of Delano is represented in Table H in terms of its ethnic diversity. Data from the 1977 State Special Census and the 1980 U.S Census illustrates the ethnic composition in the community. The white population which composed 44% of the local population in 1970 declined to 32% in 1977. However, data from the 1980 Census reveals that the white population has dramatically increased to almost 41%. Comparatively, the 1980 white population in Kern County is listed at 69.7 %.

The Hispanic population which includes Mexican-Americans and persons of other Spanish heritage has been a growing ethnic group in the community. In 1977, the Hispanic population accounted for 50% of the community's population. According to the revised 1980 tabulation procedures, the category marked "Other" which is assumed to be identified locally as the Hispanic population accounts for 50% of the 1980 population. Another major ethnic group in the community which accounted for 13.2% of the total population in 1977 and 14% in 1980 is the Filipino population.

The Black population of 3.1% has remained constant in the community for several years. Black population in the county is also relatively low as the group only accounted for 5.3% of the 1980 total population.

Table H
Ethnic Composition for
City of Delano
(1977 - 1980)

<u>Year</u>	<u>Ethnic Group</u>	<u>Persons</u>	<u>Percent</u>
1977	White	4,961	31.6%
	Black	497	3.2
	Filipino	2,067	13.2
	Mexican-Americans/Spanish ¹	7,767	49.4
	American Indian	25	.2
	Other Groups ²	191	1.2
	Non-Respondents	196	1.2
	TOTAL	15,704	100%
1980	White	6,750	40.9%
	Black	505	3.1
	Filipino	2,256	13.7
	Other Asian Groups	164	1.0
	American Indian	132	.8
	Other	6,684	40.5
	TOTAL	16,491	100.0%

¹ In the 1977 Census, categories of "Mexican-Americans" and "Other Spanish" were specifically identified.

² Includes all other ethnic groups, excluding the Hispanic population.

³ Includes all other ethnic groups not identified in the other categories. It is estimated that the Hispanic population composes the majority population of this category.

Source: 1977 State Special Census, U.S. Bureau of Census Urban Projects.

Table
Ethnic Composition In Kern County
1980

Race	Persons ¹	Percent of Total
White	304,919	77.2%
Black	19,963	5.1
American Indian	5,879	1.5
Aleut	18	less than .1%
Japanese	717	.2
Chinese	1,246	.3
Filipino	3,951	1.0
Korean	361	.1
Asian Indian	386	.1
Vietnamese	360	.1
Hawaiian	190	less than .1%
Guamanian	93	less than .1%
Samoan	67	less than .1%
Other	56,548	14.3
<hr/>		<hr/>
TOTAL	394,698	100.0%

Total Kern County Population (1980) -403,089

¹ Figures do not include persons living in group quarters.

Source: 1980 U.S. Census, Detailed Population Characteristics

OCCUPATION OF EMPLOYED PERSONS

Table I shows a breakdown of occupations of employed persons in Delano. The high percentage of persons in the labor category illustrates the high profile of agriculture and farming in Delano. While farming is a strong occupation sector, it is seasonal, and thus does not employ people year round. According to reports from the State Employment Development Department, the Delano EDD Office (which covers the northern Kern County Valley area, Wasco-McFarland, Delano), is one of the busiest offices in the state, in terms of employment claims processed. The Delano area office is second only to San Francisco office. Delano has a large number of extended families because of the lack of available housing opportunities, and/or cultural traditions (Hispanics/Filipinos). These issues will be discussed in detail in other sections of this document. Because of the lack of employment opportunities and the large number of extended family situations in the area, several family members may contribute to the household income.

Figure 3 compares occupations of employed persons in Delano, with those in Kern County. As can be seen, the category of "laborers" is a significantly higher percentage of the total employed persons than is characteristic of the County as a whole. Consequently, the Delano "professional" categories tend to have a smaller percentage than is found in the County.

Table I
Occupation of Employed Persons
City of Delano
(1980)

Occupations	Persons	Percentage
Executive, Administrative, Management	427	7.4%
Professional Specialty	405	7.0
Technologists/Technicians	44	.8
All Sales Occupations	633	11.0
Administrative Support	683	11.9
Service Occupation ¹	736	12.8
Farming ²	1,566	27.2
Precision Production/Repair Services ³	511	8.9
Machine laborers, assembly work	220	3.8
Transportation - related occupations	167	2.9
Material Equipment/Handlers	364	6.3
	<hr/>	<hr/>
TOTAL	5,756	100%

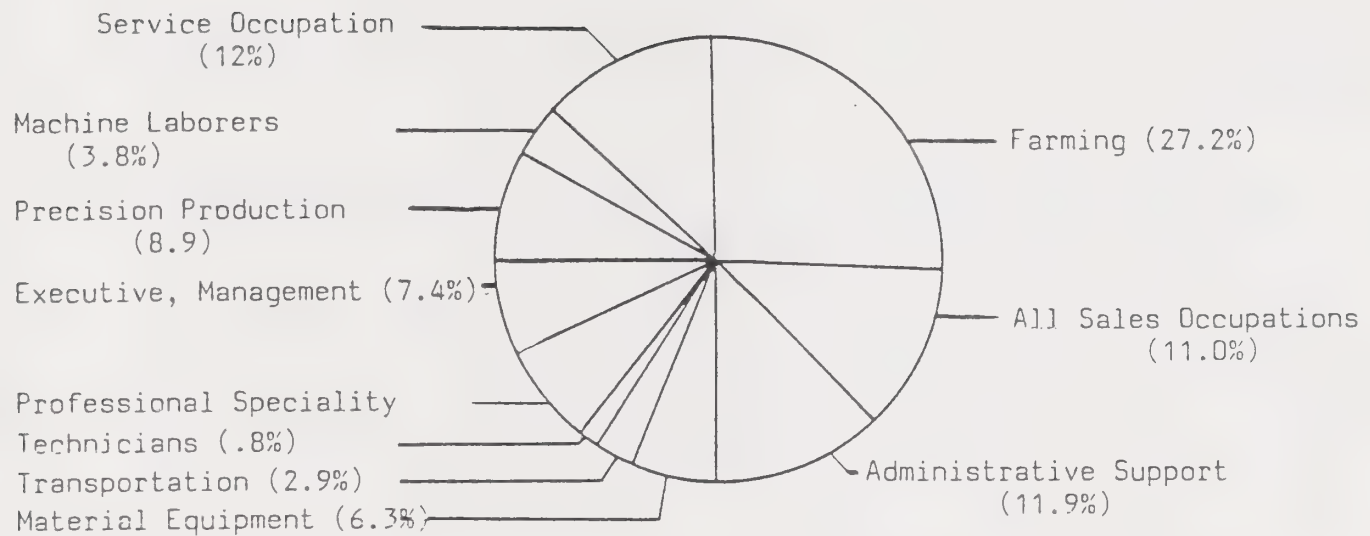
¹Includes private households, protective services, food services, and cleaning services

²Includes managers and farm-workers and related occupations

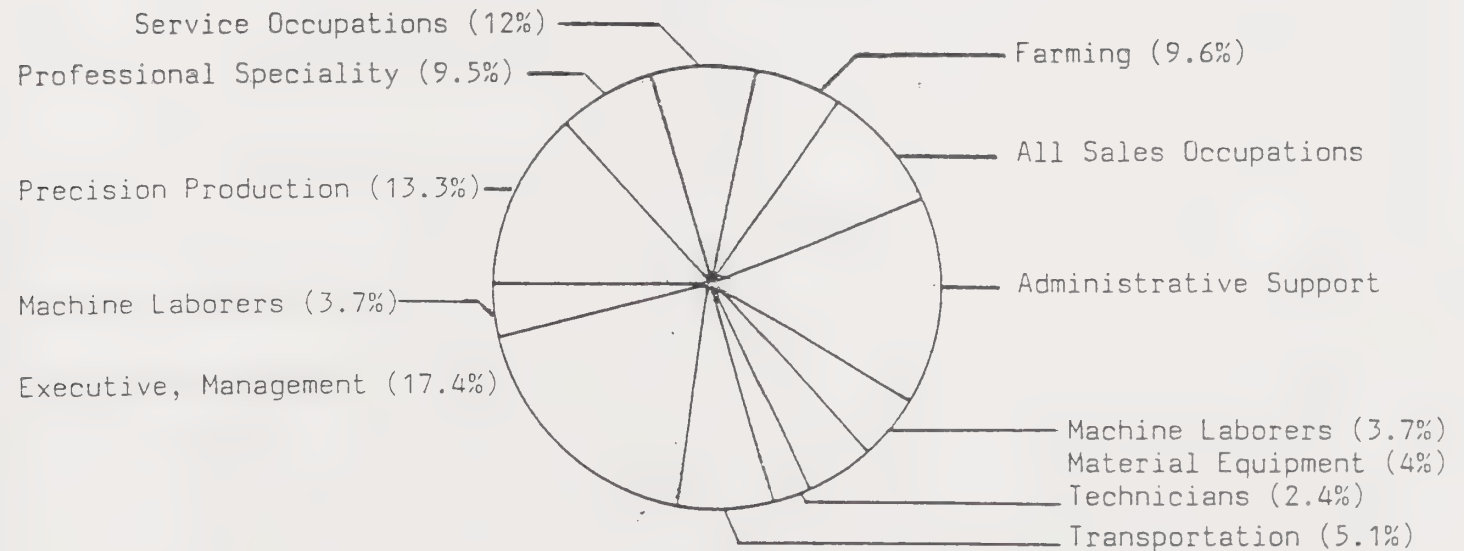
³Includes mechanics, construction trade, and precision production

Source: 1980 U.S. Census, State of California EDD (Delano Branch)

Figure 5
Occupation of Employed Persons
City of Delano/County of kern
(1980)



City of Delano



County of Kern

Household Income

Household income is defined as the total gross income derived from all persons living in a single dwelling. Thus, a household may compose one or more families. Household income is directly correlated with employment availability and the employment base industries in the area. As noted in the Occupation of Household section, the employment opportunities are related to the farming industry. Due to the inherent characteristics of agriculture, a large percentage of the employment is not generally as year-round.

Annual household income in Delano has experienced a steady increase. In 1970, the median household income was \$7,100 while the identified median income in 1977 was listed at \$10,800. According to the 1980 U.S. Census, the City of Delano's median income was listed at \$13,424, which is a 89% increase over the 1970 figure and a 24.3% gain since 1977. The estimated annual income increase averages between 8.9%. The steady employment gains can be attributed to higher wage earnings in local employment bases over the past decade, especially in agriculture, the establishment of new fast-food outlets and retail businesses, and the growing number of households with more than one income earner. The median income for the County in 1980 was listed at \$16,350.

Using an average increase of 5% per year, it is estimated that the 1984 household median income is \$16,317. Figure 4 shows the income composition of the identified households in 1980. As illustrated in Figure 4, 64% (3156 households) of the households in Delano earned less than \$17,500 in 1980. Using a conservative 5% increase rate, it is estimated that 46% of the Delano households in 1984 earn less than the estimated median income. However, Table K illustrates the dramatic increase of household incomes.

Table K
Estimated Household Income Distributions
City of Delano
(1977 - 1984)

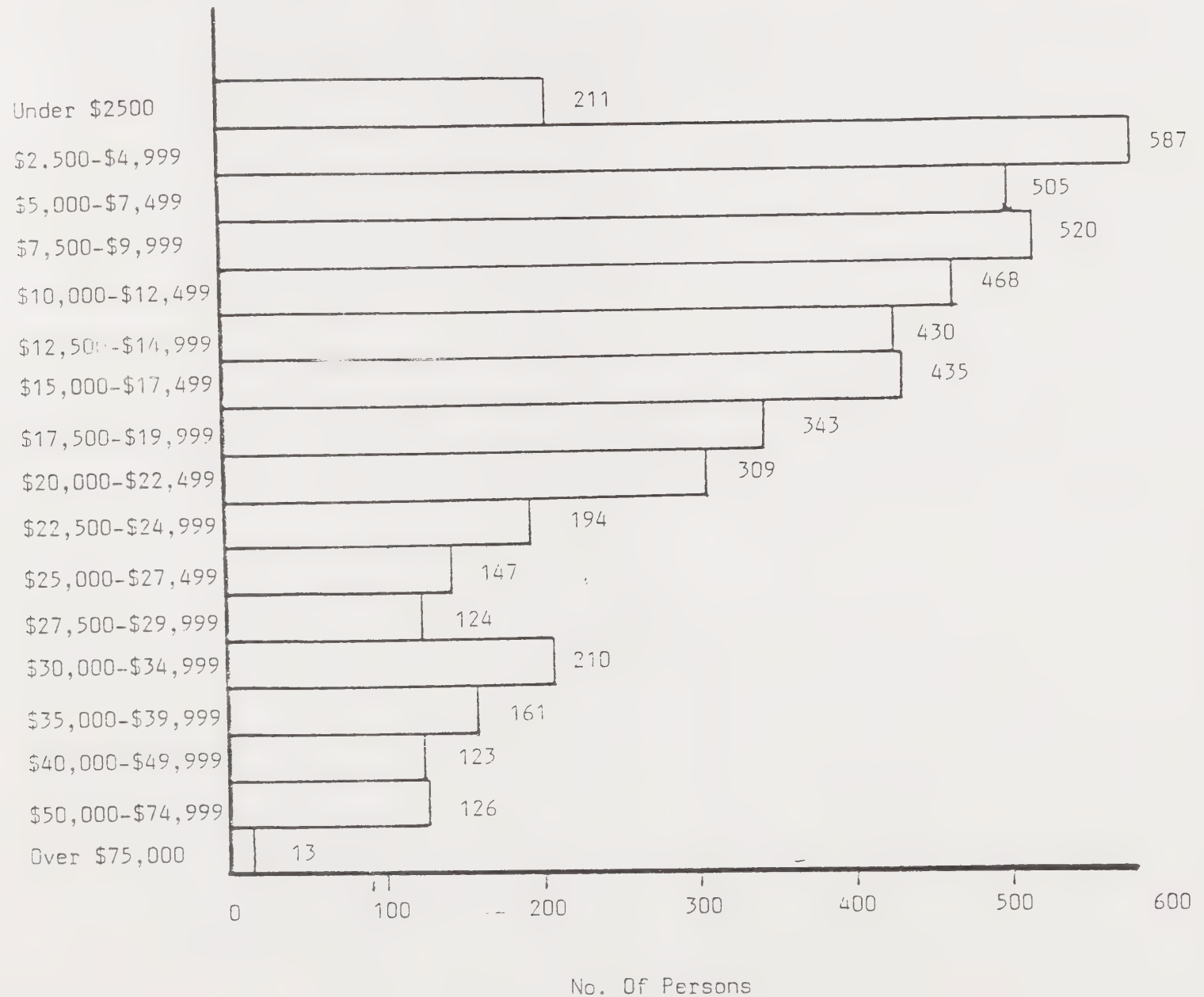
Income Group	1977 ¹	1980	1984 Estimate	1990 Projected
Under \$5,000	22%	16%	12%	8%
\$ 5,000 to \$ 9,999	23	21	19	12
\$10,000 to \$14,999	20	18	15	17
\$15,000 to \$24,999	20	26	29	19
\$25,000 to \$49,999	12	16	21	33
\$50,000 and Over	5	3	4	11
TOTAL	100%	100%	100%	100%
Median Household Income	\$10,800	\$13,424	\$16,317	\$21,866

¹ Adjusted from 1977 Special Census using HUD median income data

Source: U.S. Census, U.S. Dept. of Housing and Urban Development, State
Dept. of Finance, Urban Projects Inc., and MPB and Associates.

Figure 4
Household Incomes for the City of Delano
1980

Total Identified Households: 4906



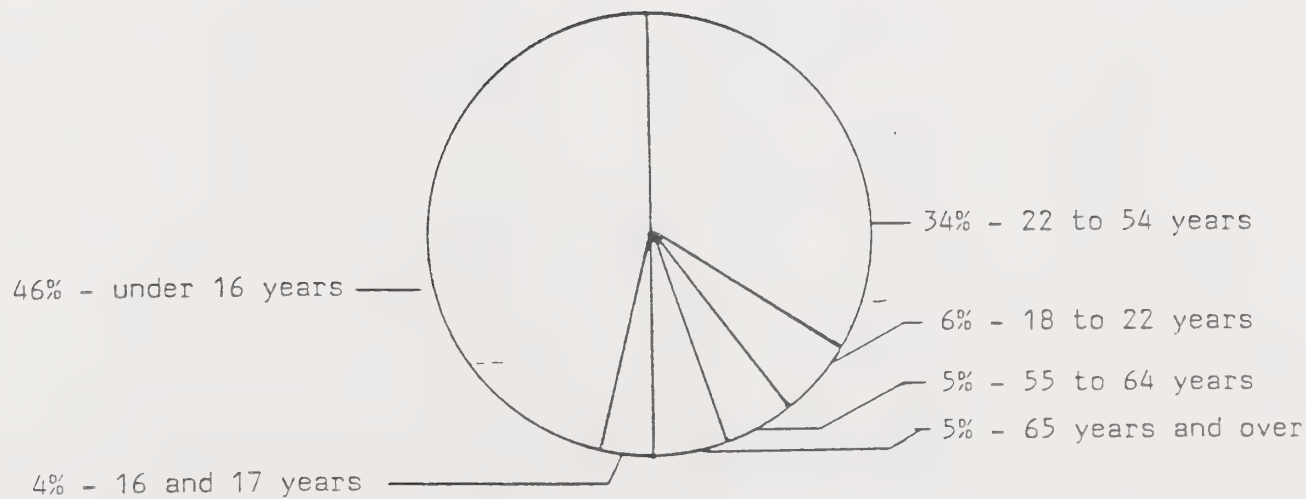
Source: 1980 U.S. Census, State of California EDD (Delano Branch).

Figure 5
 Ethnic Composition of Persons Below Poverty Level
 City of Delano
 1980



Source: 1980 U.S. Census

Figure
 Age Composition of Persons Below Poverty
 City of Delano
 1980



Source 1980 U.S. Census

Vacancy Rates

According to the 1980 U.S. Census data, the overall vacancy rate for the City of Delano was listed at 4.3%. This figure identifies the estimated total unoccupied housing unit percentage of the local housing stock. The identification of vacancy rates is important in determining housing availability and household mobility. Only 130 units of the 223 vacant units in Delano were available for rent or for sale (70 units and 60 units, respectively). This calculates into a low market vacancy rate of 1.4% for rent and 1.2% for sale. The remaining 93 units (1.8% of the total housing stock) are listed as seasonal housing quarters, temporary or secondary residences, or guest dwellings. A 1977 special census study showed that a total of 107 units (or 2.2% of the listed housing stock) were available for rent or for sale. In evaluating the housing construction in the period 1978-1980, it would appear that housing supply has not kept pace with population demand. The combined 1980 figure for vacant rent and for sale units total 2.6% which is only slightly higher than the 2.2% figure in the 1977 census (Table L). The local household population average of approximately 3.4 persons per household is caused by extended family situations and the general lack of housing opportunities, especially for middle-income families. Although housing construction has averaged approximately 125 units per year since 1980, it is estimated this figure is not sufficient to meet the rising population growth.

Table L
Housing Vacancy Rates
City of Delano

Year	Classification of Housing Stock	No. of units	Percentage
1977	For Sale	21	0.4%
	For Rent	86	1.8
	Other Vacant ¹	196	4.0
	Occupied Units	4620	93.8
	Total Units	4923	100%
1980	For Sale	60	1.2%
	For Rent	70	1.4
	Other Vacant ¹	93	1.8
	Occupied Units	4912	95.6
	Total Units	5135	100%

¹Includes Units "under construction", "usual residence elsewhere", "second home", "seasonal", "migratory" and "other".

OWNER/RENTER DISTRIBUTION

Historically, the owner/renter ratio in Delano has remained fairly constant. This rate has remained constant despite the large number of multiple-family units which have developed in the City. The majority of the housing units in Delano are owner-occupied. The 1980 Census data indicates that of the 5126 total housing units, only 40.9 percent were renter-occupied. The total occupied units was identified as 4912. This indicates

4.2 percent vacancy rate which includes units for sale, rent, occasional use, and other reasons. Of the 4.2 percent vacancy figure, only 2.2 percent of the units were specifically for sale or rent. The remaining 2% vacant housing stock is identified as housing units that are used during seasonal periods of the year, for occasional, secondary use, or housing structures needing extensive repair or renovation. Thus, a 2.2% vacancy rate clearly illustrates the lack of housing opportunities available.

Even though more multiple-family units are now being planned and constructed, it is expected that the owner/renter distribution will still remain consistent through 1989. Generally, housing units that are owner-occupied have a tendency to be in better condition and have less maintenance problems. It also indicates more cohesive neighborhoods and an attractive city in general. (Table M)

Table M
Owner/Renter Distributions
City of Delano

<u>Year</u>	<u>Tenure</u>	<u>No. of Units</u>	<u>Percentage</u>
1970	Owner-Occupied	2,437	59.1%
	Renter-Occupied	1,689	40.9
	Total	<u>4,126</u>	<u>100.0%</u>
1977	Owner-Occupied	2,855	60.0%
	Renter-Occupied	1,872	40.0
	Total	<u>4,727</u>	<u>100.0%</u>
1980	Owner-Occupied	2,904	59.1%
	Renter-Occupied	2,008	40.9
	Total	<u>4,912</u>	<u>100.0%</u>
1990	Owner-Occupied	3,732	58.0%
	Renter-Occupied	2,703	42.0
	Projected Total	<u>6,435¹</u>	<u>100.0%</u>

¹ Assuming current vacancy rate of 4.3% exists in 1990.

Sources; U.S. Census, 1982 Delano Housing Element, MPB and Associates

Building Permits

A significant building permit surge has occurred in the City of Delano over the past four years. During the period from April 1980 to January 1984, a total of 505 building permits were issued. Detached and attached single-family dwelling units accounted for the majority of the permits (62%), followed by multi-family units (33%) and mobile homes (5%). Housing removal by demolition or fire is insignificant as only four units were lost over the 1980-1984 period. This low housing identified as needing major repair or in deteriorated condition are still being utilized. The net housing gain in this period is listed at 501 units. The total housing stock in Delano, is listed at 5,636 as of January 1984.

The recent building permit growth averages into a 125.3 housing unit increase per year from 1980-1984. By comparison, the City of Delano averaged only 19 units per year increase from 1974 to 1978. Thus, the intense building permit activity in 1980 to 1984 indicates a tremendous 560% increase over the 1974-1978 period! The building permit activity in Delano is illustrated below.

Table N
Building Permit History
City of Delano

	Type of Unit			Gross Housing Gain	Housing Loss	Net Gain
	Single-Family	Multi-Family	Mobile Home			
	Single Family	Multi Family	Mobile Home			
1980	30	2	13	45	2	43
1981	117	130	12	259	0	259
1982	82	10	3	91	2	93
1983	83	23	0	106	0	106
Total	312	165	28	505	4	501
Housing Distri- bution	62%	33%	5%	100%		
Average Permit Growth (1980-83)	77	41.3	7	125.3		

Source: City of Delano Planning Department
City of Delano Building Department

Building Condition

In late 1978, the Kern County Community Development Department conducted a windshield survey of the condition of residential structures in Delano. The units surveyed were defined as follows:

- o "Standard," with no work needed.
- o In need of "minor rehabilitation" - painting or landscaping.
- o In need of "major rehabilitation" - visual structural or foundation damage.*
- o Requiring "demolition" - poor condition, unsuited for rehabilitation.*

The results of the study described above are shown in Table O. These figures indicate that 376 units (7 percent of the total housing stock) are in need of major rehabilitation or demolition. Another 1,172 units (23 percent of the total housing stock) are in need of minor repairs. The remaining housing stock, 69 percent for Delano, is in standard condition with no work required. Total unmet housing need attributable to substandard structures is 1,548 units in Delano.

TABLE O
BUILDING CONDITION SURVEY
City of Delano
January 1, 1979

<u>Building Condition</u>	<u>Number of Units</u>	<u>Percent</u>
Standard	3,428	69%
Needs Minor Rehabilitation ¹	1,172	23
Needs Major Rehabilitation ²	333	7
Should Be Demolished	43	1
TOTAL	4,976	100%

¹Needs paint, yard work, minor repairs only

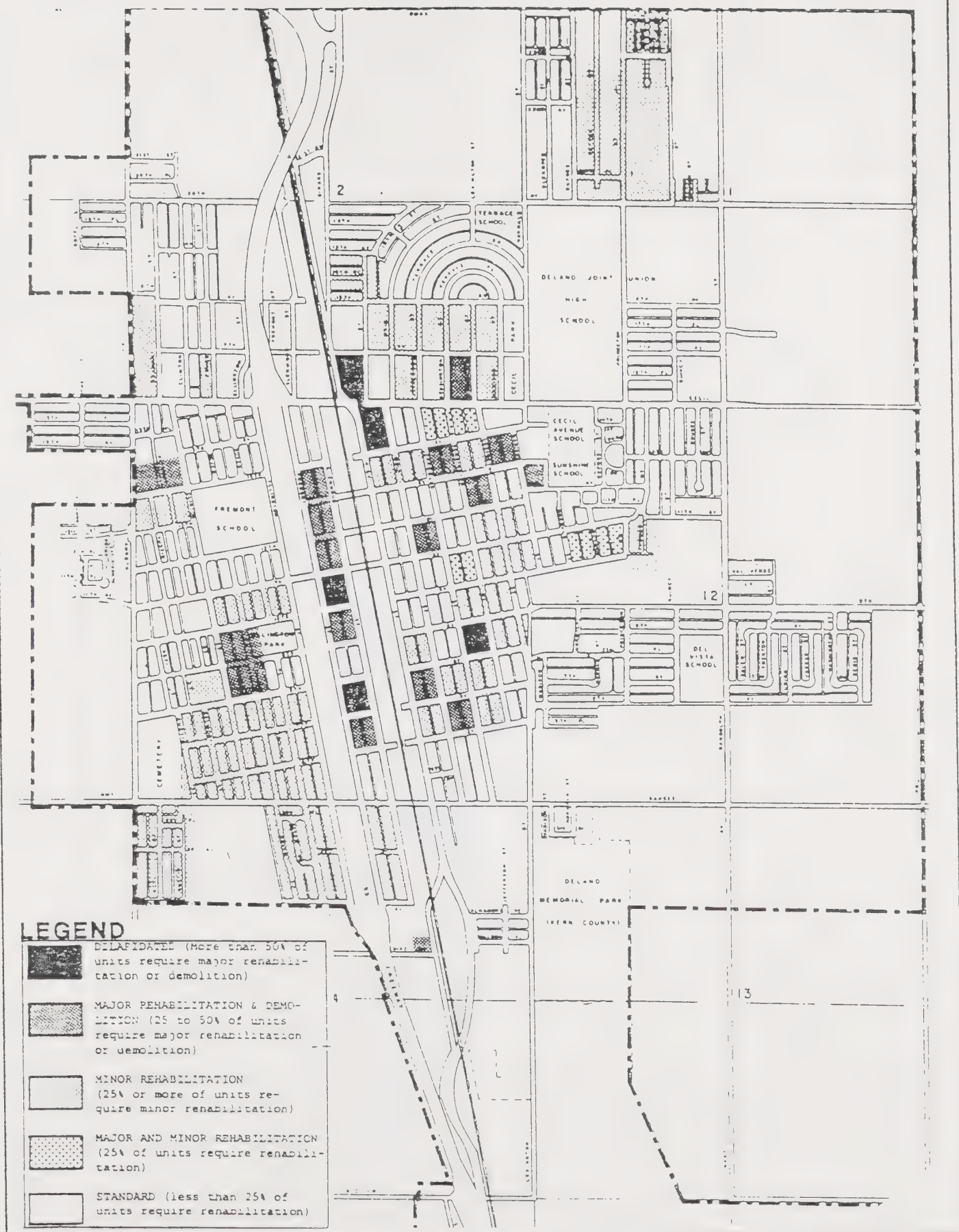
²Visible structural damage (roof, walls, foundation).

Source: Kern County Community Development Program Department; Urban Projects, Inc.

*For the purpose of identifying housing need, these two categories are considered substandard and, therefore, unless improved, cannot be counted towards meeting overall housing need.

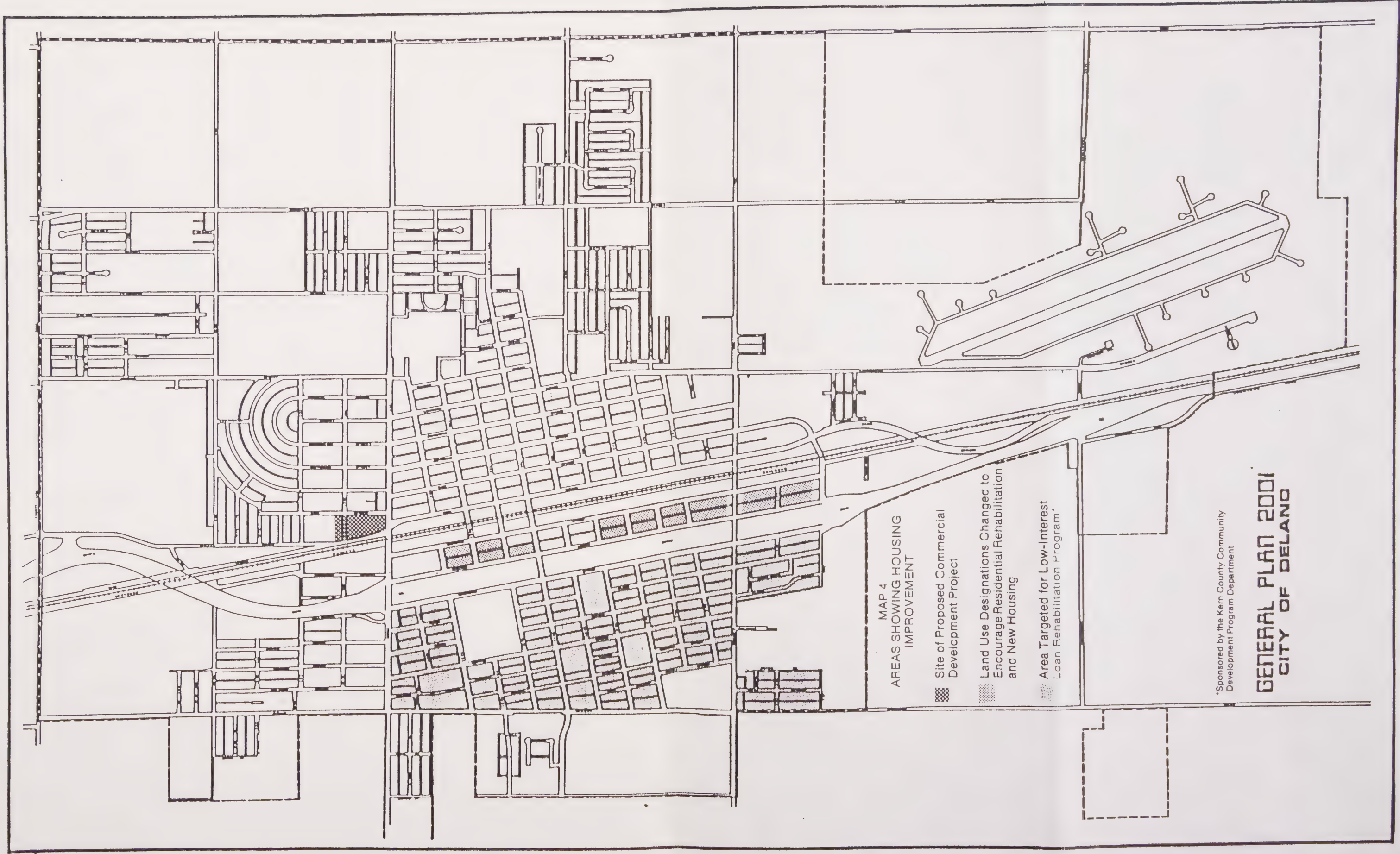
The information identified by the Kern County Community Development study was evaluated by the city planning staff in the preparation of their updated general plan. In 1982, the City of Delano adopted its new General Plan which reconsidered the existing land uses on some of the areas in Map 3. Some of these areas have received new land use designations or are being considered for new projects. For example, the area between Glenwood Street and Fremont Street has been designated to a residential designation to promote rehabilitation of existing buildings and new construction. The entire area had been previously zoned for commercial use. In addition, the area located at the intersection of High Street and Cecil Avenue is the site of a major commercial center for the community.

The Kern County Community Development Program Department and the City of Delano have initiated a Housing Rehabilitation Program Department and the City of Delano has initiated a Housing Rehabilitation Program in the community. The program is being focused in existing neighborhoods west of Highway 99. To date, a total of eight homes have been developed under this program. Map 4 illustrates some of the approved changes and planned projects in the City which were accounted in the Kern County Community Development Department Study.



Map 3: BUILDING CONDITION-DELANO

As identified by the Kern County Development Program Department- 1979



MAP 4
AREAS SHOWING HOUSING
IMPROVEMENT

- Site of Proposed Commercial
Development Project
- Land Use Designations Changed to
Encourage Residential Rehabilitation
and New Housing
- Area Targeted for Low-Interest
Loan Rehabilitation Program*

*Sponsored by the Kern County Community
Development Program Department

GENERAL PLAN 2001
CITY OF DELANO

The Handicapped

While the count of handicapped persons in Kern County varies according to the definition of the term "handicapped," the State Department of Rehabilitation counted 36,110 persons with physical, emotional, or alcohol/chemical dependency impairments in Kern County in July, 1981. Some of these handicapped persons may live comfortably without special housing accommodations, while those with ambulatory handicaps who require wheelchairs often need specially-designed barrier-free housing that is also affordable. Handicapped households are frequently also elderly households.

For all handicapped persons in Kern County, housing problems are increased by frequently lower incomes and resulting reduced ability to compete for available housing stock. The following table illustrates the breakdown of handicap impairments in Kern County. Although there is no specific breakdown for the City of Delano, it can be assumed that 4.1% of the 36,110 figure, or 1,480 persons in Delano possess handicap disabilities. This was calculated as Delano composes 4.1% of the Kern County population. The primary handicap impairment in the county is the musculoskeletal which represents 42.5% of the total handicap figure. This category is important as it illustrates the need to provide facilities and accommodations regarding housing access and shelter to this segment of the population. According to the State of California Department of Rehabilitation, one of nine persons in the state has some sort of physical or mental affliction.

Table XVII
Persons Physically, Emotionally and Chemically Impaired
Kern Co., July 1981¹

Type of Handicap	Number Persons Afflicted	%
Blind	130	.36%
Deaf	260	.72%
Other Sensory-Disabled	1,320	3.66%
Cardiovascular	4,590	12.71%
Respiratory	2,300	6.37%
Digestive	1,050	2.97%
Mental Retardation	1,980	5.48%
Alcohol-Drug Abuse	1,980	5.48%
Emotional Disabilities	1,610	4.46%
Musculoskeletal	15,360	42.54%
Neurological	2,230	6.18%
Other Conditions	3,300	9.13%
	36,110	100.00%

¹ Source: State Department of Rehabilitation, as reported by California Association of Physically Handicapped

Homeless/Transient Shelter

Another need segment that should be addressed in the Housing Element is temporary and emergency housing. Persons needing temporary shelter or emergency accommodations are assisted by donations collected by the Delano Ministerial Association. The DMA is a affiliation of local churches and faiths which provides assistance to needy persons in the community. The donations provided by the DMA are used to provide limited monies for persons needing food, automobile fuel, or lodging at local lodging establishments. The Delano Police Department is identified as the entity where the homeless or transient persons are referred to obtain assistance. Discussions with local police department indicate that emergency or temporary shelter is limited and fluctuates with the season. No community shelter facility exists to provide year round service to this segment group.

Two temporary shelter facilities are located in Bakersfield, namely the Rescue Mission, 832 Summer St., and the Good Shepard Shelter, 800 Baker Street. The Rescue Mission maintains 50 beds for men and 50 beds for women and children to accommodate temporary housing up to five nights. The facility offers services on a year-round basis. The Good Shepard Shelter facility offers 90 beds for men on a temporary basis and is only open during the warm months of the year.

Overcrowding

Households with more than 1.01 persons per room are overcrowded as defined by the State of California. If a community possesses excessive overcrowded conditions, then it is apparent that the housing need is not being met.

Delano has a high percentage of overcrowded units, and that percentage has increased since the excessive percentage ratios of 1979. In 1979, a total of 883 units (18.4% of total units) was identified as overcrowded. According to the 1980 U.S. Census material, approximately 1085 units (22% of total units) was identified as overcrowded. This represents a dramatic 16.6% increase! Delano's overcrowding condition is twice that of the county's. The overcrowding condition for the county as a whole ranges from 9% to 11% of the total housing units.

According to the 1980 Census figures, 6179 persons live in overcrowded conditions in Delano. 52% of these persons occupy rental units: of the total persons occupying rental units, 19.6% are living in overcrowded conditions.

The high overcrowding percentages indicated a shortage in the housing supply that accommodates the various housing needs of Delano.

Table P-1
(1980)

Persons in Units with 1.01+ Person Per Room

Census tract	46	48	49	50
Total	510	3284	1089	1296 = 6179
Renter-Occupied	193	1637	467	910 = 3207

Table P-2
(1980)

Persons in Occupied Units

Census Tract	46	48	49	50
Total	1004	6449	3369	5520 = 16344
Renter-Occupied	300	2859	1040	2326 = 6526

Table P-3
Households With More Than 1.01 Persons Per Room
City of Delano
(1979)

	<u>Number of Households</u>	<u>Percent of Total</u>
Households Reporting More than 1.01 Persons Per Room	833	18.4%

Source: California State Department of Finance; Urban Projects, Inc.
U.S. Bureau of Census 1980

Cost of Housing

The cost of housing plays an important role in providing for adequate and affordable housing for Delano residents. The type of housing environment available for Delano area households is controlled by income levels and the cost of existing units and new housing construction. This section focuses on the present housing market and the affordability of residential dwellings in the community of Delano.

Housing prices have increased at a moderate rate over the past five years. According to the past sales information, the average price for a three bedrooms unit in Delano in 1978 was \$52,675 with sales ranging from \$39,000 to \$75,000. In recent discussions with local realtors in the Delano area, home sales for a 3-bedroom unit at the end of 1984 averaged \$60,000. The housing sales in 1984 for a dwelling unit ranged from \$28,000 to \$75,000.

Thus, according to previously derived housing information the cost of housing in Delano has increased 14% over the past six years, which averages into a 2.3% annual increase. The research also indicates that the housing market range for Delano residents has not altered as housing units are still being purchase in the same price range as they were six years ago.

Interviews with local realtors showed the the primary housing sales market in Delano ranged from \$50,000 to \$65,000. Due to the moderate income levels of the Delano residents and the fluctuating unemployment conditions related to agricultural activity in the area, most of the local home buyers are seeking affordable and suitable housing. The local realtors indicated that most of their office sales for single-family units in recent years were generally in the \$50,000 to \$65,000 price range, with 10%-20% of their total sales in the \$65,000 and over price range. The realtors also indicated that a very limited amount of homes in the "under \$50,000" price range are available in the housing market as these units are either sold within a short time or are in need of major repair and renovation.

Due to local income and employment conditions, most of the potential home buyers are first-time home buyers, farm-working households, and low-income families seeking to find affordable housing in the \$25,000 to \$50,000 price range. As much of the existing housing stock is not on the market and the new housing construction, including housing targeted for low income families, are ranging from \$50,000 to \$60,000, the possibilities of finding housing under \$50,000 are minimal. Typical residential costs are illustrated in Table Q.

It is interesting to note that a very strong market for dwellings in the \$50,000 to \$65,000 range exists in Delano. Local realtors interviewed by the planning consultant revealed that over one-half of their entire sales are made in this price range. As a recent example, a new developed subdivision tract with \$55,000 to \$65,000 homes sold extremely well. However, many of the homes in \$65,000 and up price range in the smae tract went into foreclosure.

In the past six years, Delano has experienced a tremendous amount of new construction growth in housing. A total of 505 units has been

constructed in housing projects throughout the city with another 601 units, (single-family units, mobilehomes, and apartments) approved for construction. Much of new housing construction has been financed through Federal or State-assisted Programs.

Several housing projects in Delano receive funding to assist local households rent and purchase newly constructed housing units. The City of Delano was the first area in the State to be certified for farmworker grants without Federal Home Administration's 203(b) Programs. Over the past two years, the city has received \$681,000 from the State Farmworker Grant Program, including \$269,000 approved in December 1984. In addition, the city has received a total of \$849,000 in CHAP (California Homeownership Assistance Program) funds since 1981, including \$265,000 in funds allocated in February 1985. Funds for the CHAP programs are utilized for qualifying homebuyers for mobilehomes only, while the Farmworker Grants can be utilized for mobilehomes, modular, and stick-built housing financing. The number of local families assisted by the current CHAP program funding is expected to be 45 while the Farmworker Grant Program is estimated to assist 55 families qualify for housing purchases.

The City of Delano has also utilized HUD Section 235 Program (Homeownership Program) and Section 8 (Renter Assistance Program) to assist Delano residents in obtaining adequate and affordable housing.

In 1983, Farmer's Home Administration funds in assistance with the Kern County Housing Authority were utilized to construct 62 single-family units west of the City of Delano. Another 54 units are presently under construction using the same State funds.

Overpayment

As indicated in the Cost of Housing Section, the price of housing in the City of Delano has increased 14% over the past six years. In the same period, it is estimated that income levels have increased at a rate of 40%. While both areas have experienced a significant rise in recent years, it appears that only a limited number of families in Delano can adequately afford to buy their own home.

According to recent housing sales in Delano, the price of housing ranges from \$50,000 to \$60,000. Assuming a sales price of \$60,000 and 10% downpayment, a monthly payment of \$617 (which includes principal, interest, and mortgage insurance) would be needed to make mortgage payments on a new 3-bedroom unit in Delano. This assumes a 30-year mortgage rate at a 12% fixed interest rate. In determining the eligibility of households to qualify for home financing, a factor of one-third of household income is allocated for housing shelter. Previously, financing entities and government-assisted programs utilized a standard of one fourth of household income to determine housing financing eligibility. However, due to the rise in housing costs in recent years, many institutions and governmental entities have altered their qualifying guidelines to the one-third factor. Thus, a typical family would have to earn about \$22,200 per year to qualify for the mortgage of a \$60,000 house without using any special housing program financing.

Utilizing the 1980 census figures, as illustrated in Figure 4, 22% (3808) of the identified households in Delano in 1980 earned \$23,000 or less. The Median household income was \$16,321. According to income level projections for the City of Delano, it is estimated that the median household income in 1984 is \$16,317. Subsequently, only about 30% of the estimated households earn \$20,200 needed to qualify for the purchase of a \$54,000 home.

From this analysis, the majority of the Delano residents cannot afford home purchasing without government-assisted housing programs. The one-third total household income requirement for home mortgage qualification has influenced two or more related families to jointly purchase a home. Thus, the combined income of the two families would be sufficient to qualify for home purchase.

The use of government-assisted programs, such as the Farmworker Grant Program and the CHAP fundings have aided in helping low-income families purchase affordable housing. As earlier noted, a CHAP and Farmworker Grant funds have been extensively utilized in Delano over the past four years. While these funds can only be utilized in new units priced under \$57,000, their role is very important in qualifying potential homebuyers.

Table R-1 illustrates how these funds can assist local homebuyers. A newly-built standard three-bedroom unit costs \$52,250 including taxes and closing costs. With a reasonable down payment, we can assume a \$48,800 mortgage. With a \$14,900 Farmworker Grant, the remaining \$34,700 FHA mortgage balance is \$34,700. (Note: Farmworker Grants range from \$10,000 to \$15,000 with an average of \$12,500 per unit). With a reduced \$34,700 mortgage, a household would only have to pay \$364 per month. This calculates into an annual income of \$13,200 for the home owner which is estimated to be earned by over 47% of the 1984 households.

Although the City of Delano has experienced a large amount of new housing growth in recent years, the housing supply has not kept pace with the housing need. The lack of housing opportunities throughout the entire community has caused a low vacancy rate condition and insufficient housing options and price-ranges to accommodate the entire Delano population. While special funding programs are available to assist low-income households afford home purchases and qualify for rent subsidies, households with moderate incomes cannot easily move into higher-priced homes or similar housing conditions. With lower-income families being unable to afford the home of the moderate income families and the lack of moderate and higher-priced dwelling units being constructed in Delano, households with moderate incomes cannot experience an "upward mobility" transition in the Delano area.

The rental market is affected by the limited stock in apartment and multi-family residential stock. Most of the rental housing stock is older with many of the units dating back to the 1940's and 1950's. While these units are functional and provide viable living quarters for many community residents, the needs of the rental market population have altered to accommodate different living arrangements and needed amenities.

Although the cost of home purchase has limited the number of new homeowners in the Delano area, the construction of multi-family residential units generally identifiable with the rental has been limited. Between 1980 and 1983, a total of 165 multi-family units were constructed. In the same period, the population increased 2073 persons. Consequently, the housing supply has not kept up with the needs of the population. However, recent development approvals by the Delano City council would help alleviate the housing situation in the community. In the past two years, approximately 300-400 multi-family units have been approved by the City.

Presently, rental units in the Delano area range between \$275 to \$400 per month for a 2-bedroom unit. Units on the lower end of the spectrum are usually older, possess fewer amenities, and have less square footage. The higher-priced units include those projects built in recent years, which features new amenities and larger square footage. One-bedroom units are proportionally less while three-bedroom rental units are generally higher.

From data collected from local developers, property owners, and apartment properties, the housing element consultants estimate that an average two-bedroom apartment in the Delano area is \$350 per month. Using the 1984 Estimate for household income, it is estimated that 63% of the Delano households can afford the \$350 rent figure without allocating more than one-third of the monthly household income. Consequently, households with annual incomes less than \$12,500 (which compose about 37% of the estimated 1984 households) are paying more than the recommended one-third of gross income for their housing shelter or are living in overcrowded conditions.

Housing Affordability

The affordability of housing in Delano is significantly influenced by household incomes needed to make the necessary mortgage payments and rental payments. Due to the employment fluctuations in the community, the housing cost income relationship is not balanced. According to the 1980 Census, the 1979 household median income in Delano was \$13,442. Kern County's median income for the same period was listed at \$16,358.

State law has established definitions for income groups in local jurisdictional areas. By standardizing income levels, entities such as HUD and HCD can better assess the socio-economic characteristics of an area. The definitions of income groups are indicated below:

<u>Income Groups</u>	<u>State of California</u>	<u>Kern Region</u>
Very low ¹	25%	25%
Other lower ²	16%	18%
Moderate ³	23%	22%
Above moderate ⁴	<u>36%</u>	<u>35%</u>
Total	100%	100%

Estimates are based on 1980 definitions of the above income groups as contained in state law and implemented by HUD and HCD. The definitions involve relationships to median incomes and family size adjustment factors. These relationships and factors were applied to 1980 census income data.

Definitions of Income Groups

1. Very low income - The income limit for a four person household is income not exceeding 50% of the actual median family income of the metropolitan area or non-metropolitan county.

2. Other lower income - Income above the "very low income" limits but not exceeding the following: In metropolitan areas, the income limit for a four person household is income not exceeding the higher of median family income of the metropolitan area; In non-metropolitan areas, the income limit for a four person household is income not exceeding the higher of median family income of the county. A subjective factor of 80% of median income was utilized in determining a quantitative figure to use for this category.

3. Moderate income - Income above the "other lower income" limits but not exceeding the following: The income limit for a four person household is income not exceeding 120% of the median income used to compute the "other lower income" limits.

4. Above moderate income - Income above the "moderate income" limits.

Table R illustrates the relationship between household and family income in Delano with the ability to buy a home which is estimated at three times gross income. According to the figures listed in the table, the incomes generated by the identified households show that many households can

not purchase housing in Delano. With much of the older housing stock and new housing construction priced higher than the \$48,390 figure listed for 120% of median income, households are finding it difficult to afford homes without government assistance.

Kern COG's Regional Housing Allocation Plan lists estimated household income group distributions for the City of Delano and other Kern County communities in the San Joaquin Valley area. The estimates are provided for 1985 and 1990. (See Tables I&U). The City of Delano's projections are illustrated on Table T. While the total household figures estimated by the City of Delano are slightly higher than that indicated by Kern COG, the percent figures for income group distribution are the same. As stated in the Household Income and Overpayment Section, a total of 1,407 households received an income of \$20,000 or more in 1980. Thus, according to the 3X gross income formula for home purchase, only 2% of the households can purchase an average home in the Delano area costing \$60,000.

Table R-1
Estimated Income VS. Home Cost Relationship
(1980)

	<u>Percent of Median Income¹</u>			
	50% (very low)	80% (low)	120% (moderate)	Above 120% (above moderate)
<u>Household</u>				
Income (\$)	\$8,159	13,054	19,580	19,580+
Expected Home Cost ²	24,477	39,162	58,740	58,740+
<u>Family</u>				
Income (\$)	9,241	14,786	22,178	22,178+
Expected Home Cost ²	27,723	44,358	66,534	66,534+

Source: 1980 U.S. Census, General and Social Economic Characteristics, MPB and Associates.

¹Estimated Median Income for households in 1984 for City of Delano was \$16,317; median family income was \$18,482 for the 3,943 identified families. Assumes a 5% income increase per year. Figures from 1980 U.S. Census indicate Delano's household and family income to be \$13,442 and \$15,206, respectively.

²Assumes cost of home is three times total household income.

Tabulation 1 illustrates the number and percent of lower income households (all those in the 50% and 80% of median income categories) in Delano, and the number and percent of those who are paying over 33% of their gross household income for housing. It should be noted that a standard of 33% is being used in this calculation rather than the previous norm of 25%. The 33% figure is deemed to be a more realistic figure in calculating housing costs.

Tabulation 1
Lower-Income Households Paying Over 33% Income for Housing
City of Delano (1980)

Total Households	4,912
Number of Very Low and Low Income Households (Below 80% of Median)	2,922
Percent of Very Low and Low Income Households (Below 80% of Median)	59%
Number of Lower Income Households Paying Over 33% Gross for Housing	186
Percent of Lower Income Households Paying Over 33% Gross for Housing	28%

Source: U.S. Census, MPB and Associates

Table R-2
Average Housing Development Costs
In A Single-Family Residential Tract
(1984)

Land (Average Lot Size: 60' X 110')	\$ 5,000
Site Improvements	2,000
Facilities and Services	2,000
Construction (1,100 sq.-ft. / unit @ \$30/sq. ft.)	33,000
Taxes and Closing Costs	5,200
Sales and Marketing (6%)	3,590
Profit (15%)	8,950
	<hr/>
	\$59,750

Source: (MPB and Associates information compiled from local developers and realtors, and development projects in the general vicinity).

Projected Housing Need

The City of Delano's future housing needs are based on the population, housing, and economic conditions previously identified in this chapter. The projections for housing demand in this section focus on the anticipated housing need in the year 1990.

A synopsis of the City of Delano's past population and housing statistics and expected projections are illustrated below.

POPULATION AND HOUSEHOLD FORECAST

	1970	1977	1980	1984	1990
Population	14559	15704	16491	18564	21400
Households	4121	4727	4912	5420	6517
Average Size	3.50	3.29	3.33	3.43	3.25
Owner/Renter Mix	59%-41%	60%-40%	59%-41%	59%-41%	58%-42%
Overall Vacancy Rate		3.98%	4.1%	4.3%	4.3%
Group Quarters Population	134	153	147	163	220

According to a formula published by State of California Housing and Community Development (HCD) and published in the Economic Proactices Manual by the Office of Planning and Research, the future housing units of an area can be computed. This formula is as follows:

$$OH \times \frac{1}{1-V/S} + RH \times \frac{1}{1-V/R} \times \frac{1}{1-OV} = \text{number of units needed}$$

where: OH = owner households V/R = desired for rent vacancy rate
RH = renter households
V/S = desired for sale vacancy rate OV = actual other vacancy rate

The present vacancy rate breakdown for Delano is as follows: for sale - 1.1%; for rent - 1.4%; and other vacant - 1.8%. Utilizing the City of Delano's projected housing data, and present vacancy rate figures, the formula will illustrate the following:

$$\begin{aligned}
 &3780 \times \frac{1}{1 - .011} + 2737 \times \frac{1}{1 - .014} \times \frac{1}{1 - .018} = \\
 &[(3780 \times 1.0111) + (2737 \times 1.0142)] \times 1.018 = \\
 &(3822 + 2766) \times 1.018 = \\
 &6598 \times 1.018 = 6717
 \end{aligned}$$

PROJECTED HOUSING UNITS NEEDED AT CURRENT VACANCY RATES = 6717
 ADDITIONAL HOUSINGS UNITS NEEDED BY 1990 (6717 - 5636) = 1,081

As clearly indicated in the Overcrowding and Vacancy Rate portions of this chapter, the present vacancy rate in the City is considered very low. The current housing vacancy conditions do not provide for adequate housing opportunities or allow for reasonable housing movement. If the City of Delano were to assume a desired vacancy rate of 2% for sale, 4% for rent, and 2% for other, is then the formula could illustrate the following scenario:

$$\begin{aligned}
 &3780 \times \frac{1}{1 - .02} = 2737 \times \frac{1}{1 - .04} \times \frac{1}{1.02} = \\
 &[(3780 \times 1.02034) = (2737 \times 1.0417 \times 1.0204 = \\
 &(3857 = 2851) \times 1.0204 = \\
 &6708 \times 1.0204 = 6845
 \end{aligned}$$

PROJECTED HOUSING UNITS NEEDED AT DESIRED VACANCY RATE = 6845
 ADDITIONAL HOUSING UNITS NEEDED BY 1990(6845 - 5636) = 1,209

By calculating the desired number of vacant units we well as calculating the current vacant units, the city can project the number of vacant units required to maintain a desired vacancy rate. The formula is as follows:

$$\begin{aligned}
 \text{DVU} &- \text{CVU} = \text{AVUR} \\
 6845 &- 6717 = 128
 \end{aligned}$$

where: DVU = Desired number of vacant units
 CVU = Current vacant units
 AVUR = Additional vacant units required

Thus, the City of Delano would need an additional 128 units in 1990 to maintain a desired vacancy rate of 4% for sale, 2% for rent, and 2% for other.

Expected Housing Construction Distribution

The projected housing units needed in the City of Delano by 1990 is estimated to be 1081. This figure would supplement the 1984 total housing figure of 5,636 to create a projected total of 6,717 units in the community by 1990.

The following figures indicate the estimated housing construction distribution in Delano by the year 1990. The figures are identified by established income group categories. Included in the projected housing counts are proposed dwelling units approved by the City of Delano for construction (refer to Page 64)

Income Categories	Expected Housing Units by 1990	Approved Housing Projects Attributing to Total
Very Low (0-50% of median income)	181	Rancho Delano, Garzoli Avenue Project
Other Low (50-80% of median income)	350	Vandenburg Apartments, Cecil Avenue Apartments
Moderate (80-120% of median income)	450	Sandlewood Apartments, Vandenburg
Above Moderate (Above 120% of median income)	200	Kovacevich "5" Farms A & B
TOTAL HOUSING UNITS	1,081	

In addition, new housing construction in the Delano area is expected to come from housing projects within the Delano vicinity but outside the local incorporated boundaries. The area in the unincorporated area surrounding Delano is designated as agriculture or agriculture-related, which limits the extend and intensity of housing development. However, the County has permitted urbanized housing development in an area less than two miles west of the local city limits. The area has a potential for a maximum of 197 units.

Presently, a total of 62 single-family dwelling units have been constructed in Rancho Algodon, using State Housing and Community Development (HCD) funds. A second housing tract for 52 units has been approved by the County in the same area (Please refer Page 50 and Page 51). The estimated housing construction distribution for this area by the year 1990 as identified per income group categories are as follows:

Income Categories	Expected Housing Units by 1990	Approved Housing Projects to Total Attributing
Very Low (0-50% of median income)	40	Delano International Village
Other Low (50-80% of median income)	95	Delano International Village
Moderate (80-120% of median income)	0	
Above Moderate (Above 120% of median income)	0	
TOTAL	135	

Citizen Advisory Committee Questionnaire Results

Members of the City Council-appointed Citizens Advisory Committee (CAC) to the General Plan were asked to respond to a questionnaire focusing on housing-related issues and concerns for the Delano socio-economic, ethnic, and occupational areas throughout the community. The results of the eight questionnaires returned to the City Planning Department are summarized below and provide valuable community input.

The majority of the respondents expect that the city of Delano population will increase to 24,000 by the year 2001. (This represents an 2.8% increase).

The majority of respondents expect that the City of Delano population will increase to 24,000 by the year 2001. (This represents a conservative 1.7% average annual population increase). Although this growth rate indicates a slower population rate increase than the city is currently experiencing, the committee members perceive the 24,000 population figure as a moderate growth rate pattern. The respondents attribute this positive population increase to the influx of migrant workers and immigrants coming into the area, the potential of new expected employment bases and economic programs to influence growth, and the progressive rate of growth presently experienced in Delano and Kern County. Reasons provided for the limited growth in Delano focus on job availability for Delano residents and concern for ample water supply for future residents.

The respondents felt that adequate water and sewer service is the most important consideration in the establishment of future residential areas. The proximity of school sites and parks/recreational facilities also were recognized as essential locational factors.

In terms of the City of Delano's low vacancy rate, the allocation of additional land for multi-family housing (i.e., apartments) and the offering of various incentives to private developers to provide lower cost housing were perceived as the best solution for resolving the housing shortage.

Housing for low-income households and families was identified as the most important housing issue facing the City of Delano. As housing opportunities in the city are limited, the ability of low-income families to find affordable and decent housing is limited. Overcrowding, housing for the elderly and moderate households, and the lack of housing diversity also ranked high as Prior housing issues. It is interesting that the need for housing for moderate-income households was also recognized as an important housing concern by the CAC. Residential development in Delano is generally geared to accomodate farmworker residents and low-income families as well as to the needs of Delano's affluent residents. As the moderate income families do not qualify for low-income or farmworker status eligibility and do not possess the financial means to afford elegant houses, the middle-class households are limited in their housing Selection.

Lastly, the respondents believe that while single-family dwellings are the preferred housing type in the city, it was felt that apartments (as well as single-family dwellings) were the best solutions as housing types that would provide affordable housing.

IV. SPECIAL HOUSING NEEDS

While the housing need and housing conditions for the community-at-large have been discussed in the preceding sections of the housing document, it is important to consider the special needs of particular segments of the community. These special segments of the community are characterized by unique attributes that should be addressed in the housing element documentation.

Farmworking Households. Agriculture and agricultural-related services comprise the primary occupational industry in the City. A large percentage of the working population in Delano is employed in farm labor due to the historically intensive crop industries in the surrounding area. These families reside in Delano on a year-round basis and derive their wage earnings from the seasonal work cycle of the agricultural industry. Due to the fluctuating work periods throughout the year, farmworking families have experienced difficulties in purchasing homes and finding adequate rental opportunities. As this particular segment composes approximately 25% of the local work force, the identification of viable housing options for farmworking families is important.

Migrant Farmworkers. Migrant farmworking families receive their wages through employment in agriculture and agriculture-related industries. However, unlike the identified farmworking families, migrant workers work in the Delano area on a seasonal basis and then move to different farming areas or communities when the local work period is completed. Although the migrant farmworker does not reside in Delano on a year-round basis, the impact of this population group is significant. According to a special study prepared by the State of California Employment Development Department, it is estimated that the Delano population increases 4,000 to 8,000 persons in peak harvest seasons. Providing adequate housing for this market segment is recognized as a special housing need. This has become particularly true in recent years, as many of the farm labor housing facilities in the surrounding area which were operated and maintained by area farmers have closed due to economic and safety reasons.

Elderly Households and "Empty-Nesters." Elderly population (65 years and over) in Delano accounts for 22% of the entire population. Many elderly households live in excessive housing environments with limited incomes. "Empty-nesters" refer to families whose children have grown up and moved away. The husband and wife reside and maintain a large 3 or 4 bedroom home by themselves. Both the elderly household and the "empty-nester" household may need smaller, more efficient units to make their living conditions more independent and maintenance free. It is important to note that "empty-nesters" (who characteristically range in the 45-64 years age group) comprise 36% of the Delano population. Collectively, the "empty-nesters" and the elderly households account for almost 60% of the local population. As multi-family development including elderly housing and condominium construction in the city has been limited, the need to accommodate these special groups should be examined. In a related area of concern, the elderly and handicapped/developmentally disabled individual may need housing requiring wheelchair ramp access. None of the existing housing in the community has been specifically designed to accommodate the physical needs of the elderly or the handicapped.

Handicapped

As discussed in the Assessment of Housing Need Section, the needs of the handicapped population must be addressed. It is estimated that 8% of the present population in Kern Countyt possesses a handicap disability of some form. The primary form of impairment is musculoskeletal, which generally results in housing constraints or access barriers for the handicapped. Adequate housing opportunity must be made available to this segment population.

Large Families

The family unit size in rural communities in the county has been historically large. Due to the traditional extended family concept in various ethnic groups in Delano, especially in the Asian and Hispanic cultures, the housing needs of large families are evident. Younger family members have begun to create their own households creating a structural change. However, without adequate housing availability and affordability. the creation of smaller family units in the area is difficult.

The next section examines how the City can accommodate the special needs identified in the Special Housing Needs Section.

Accommodating Identified Special Needs

The City can continue to undertake measures to accommodate the needs of special segments of the local population. This section identifies programs and projects that can be beneficial to the population mentioned in the special needs portion of this chapter.

The following programs have been or are currently being implemented to accommodate the identified special needs segment of the community.

HUD Section 8 Housing Assistance Payments Program - provides rent subsidies to enable lower-income families to occupy affordable housing.

HUD Section 235 Homeownership Program - provides interest reduction payments to mortgage lenders to allow lower-income families, elderly, and the handicapped to purchase new or rehabilitated housing.

Farmworker Housing Grant Program - provides up to \$15,000 in individual family grants to assist in the qualification of low-income agricultural families to purchase affordable housing.

California Homeownership Assistance Program (CHAP) - provides homeownership assistance to lower-income households through an equity sharing program in the purchase of manufactured housing.

It is important to note that the City of Delano administers the Farmworker Grant Program and CHAP funding locally through its designated Consultant on Housing Affairs, Noyes Alexander, 810 Tenth Avenue, Delano, CA.

HUD Low-Rent Public Housing Program - allows households to rent public owned housing or subsidized housing in various location throughout the city. The Kern County Housing Authority administers the program in the Delano area. The housing identified under this program are designated below.

The following projects have been developed to accommodate the special housing needs in Delano. The unit type, and the market emphasis are also listed.

Valley View Apartments - 90 units in northeast Delano using HUD Section 8 Rental funds. Presently at capacity.

Composition:

68 - 2BD units --

4 - 2BD units (Handicapped)

18 - 3BD units (Large-families)

90 Total Units

Valle Vista/Vina Vista Apartments - Total of 78 rental housing units in southwest Delano administered by the Kern County Housing Authority. Presently at capacity.

Composition:

10 - 1BD units
34 - 2BD units
24 - 3BD units (Large Families)
10 - 4BD units (Large Families)
78 Total Units

Delano Gardens Apartment Complex - 76 units in Southwest Delano
utilizing HUD Section 8-Rental funds. Capacity at present.

Composition:

16 - 1BD units
40 - 2BD units
20 - 3BD units (Large Families)
76 Total Units

1313 Albany Street Apartments - 40 units in west Delano utilizing HUD
Section 8-Rental funds. Capacity at present.

Composition:

8 - 1BD units
10 - 2BD units
14 - 3BD units (Large Families)
6 - 4BD units (Large Families)
2 - 5BD units (Large Families)
40 Total Units

CHAP and Farmworker Grant funds have been utilized in three different
tracts to help low-income households with home ownership.

Tract 3971 - a 32 unit mobilehome subdivision in west Delano.
Tract 4367 - a 40-lot mobilehome subdivision in west Delano.
Tract 4118 - a 58-unit subdivision in east Delano.

Section 235 HUD Homeownership Projects:

Tract 4202 - 22 single-family stick-built housing tract in north
Delano.

Tracts 4070, 4071, 4072, 4073 - 26 single-family and zero-lot line
stick-built tracts in north Delano.

In addition, funding for a 60-unit apartment project for the elderly
and handicapped has been approved in east Delano. The project - Cecil
Avenue Apartments will be utilizing HUD Section 202 funding. The project
is to be constructed in 1985.

Composition:

15 - Studio units
44 - 1BD units
1 - 2BD unit
60 Total units

The Kern County Housing Authority manages a 62-unit rental housing

Project just west of Delano. Rancho Algodon was funded by the State Housing and Community Development (HCD) for low and moderate income families. The units are single-family detached stick-built units.

Composition:

- 3 - 3BD units (Handicapped)
- 21 - 3BD units (Farmworker-Very Low Income)
- 11 - 3BD units (Farmworker-Other Low Income)
- 10 - 3BD units (Non-Farmworkers-Very Low Income)
- 5 - 3BD units (Non-Farmworkers-Other Low Income)
- 6 - 4BD units (Non-Farmworker-Very Low Income)
- 2 - 4BD units (Non-Farmworker-Very Low Income)
- 2 - 4BD units (Non-Farmworker-Other Low Income)
- 2 - 4BD units (Non -Farmworker Very Low Income)

62 Total Units

Median Family Income for Kern County: \$20,500.

Very Low Income Family: 50% of Median.

Other Low Income Family: 80% of Median.

A second housing tract has been approved for development adjoining Rancho Algodon. The proposed 54 units are expected to utilize FHA Section 514 and 516 funds. The housing units are designed as zero-lot line development projects. Construction is expected in 1985.

Composition:

- 2 - 2BD units (Farmworker-Rental/Handicapped)
- 30 - 2BD units (Farmworker-Rental)
- 18 - 3BD units (Farmworker-Rental/Large Families)
- 4 - 4BD units (Farmworker-Rental/Large Families)

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V. Compatibility With Regional Housing Allocation Plan

As required by State Law, an assessment of the overall regional housing need must be prepared. The Kern County Council of Governments (KERN COG) has prepared this documentation and has estimated the projected regional allocation to the year 2000. The study contain housing and population estimates for all communities in Kern County as well as estimates for the particular geographical areas within the County.

The population and household projections prepared by KERN COG for the mandated regional housing allocation portion of the housing element were derived from two primary sources. These two sources are the 1980 U.S. Census data and historic population and housing information compiled by the Kern County Planning Department.

According to the submitted KERN COG Housing Allocation Plan, the projected dwelling units and the projected households in 1990 for Kern County is estimated to be 188,575 and 178,914, respectively. The projections for the San Joaquin Valley Housing portion of the county (which includes the City of Delano) are calculated at 134,759 projected dwelling units and 133,577 projected households. This Valley portion represents 71% of the total projected dwelling units in the County. Table S illustrates the projected housing needs in the various sectors within the county.

The KERN COG Plan estimates the City of Delano's total dwelling units and total households in 1985 to be 5,855 and 5,569, respectively. The Plan also projects the 1985 estimated household distribution in the City by income group as follows: very low income - 2,229 (40%); other low income - 1,048 (19%); moderate income - 946 (17%); and above moderate - 1,346 (24%). In addition, KERN COG'S planning projections in 1990 indicate 6,294 projected dwelling units and 6,142 projected households. The estimated household distribution percentages remained consistent with the 1985 figures. (See Tables T&U).

After evaluating the KERN COG estimates for the City of Delano over the next five-year period, the City of Delano and the Housing Element consultant feel that the housing and population figures for the community indicated by KERN COG were under estimated. The City has requested that

KERN COG revise its allocation amounts as it is inconsistent with City's population estimate in the recently adopted General Plan of 21,102 in 1990 using a 2.0% annual rate of growth. In addition, the identified housing estimates are not reflective of the recent population and housing figures in the community from 1977 to 1984. During this period, the City of Delano grew at an active growth rate of 3.5% per year and estimated housing units are presently listed at 5,636 units as of January 1984.

As illustrated in Table A which compares projected growth rates for the City of Delano, it appears that KERN COG'S projections for the Delano are conservative. While the adopted General Plan indicated a 2.0% annual growth rate and the present growth rate (1977 to 1984) is calculated to 3.5%, it can be assumed that KERN COG expects Delano to be growing at a cautious 1.3% for the next five to six years. This assumption is derived by multiplying the 1990 projected household figure (6,142) and a subjective desired population per household of 3.25 PPH, which calculates into a projected 1990 population of 19,961. This 19,961 figure averages into a 1.2% population rate during the next six years. Furthermore, the projected 6,142 households in 1990 appears to be unreasonable. The Housing Element Consultant estimates that 5394 households exist in the Delano community as of Jan. 1984. With KERN COG's estimate of an additional 842 in six years, only an average of 140 households would be formed. From January 1980 to December 1983, a total of 505 dwelling units were constructed.

While KERN COG's projections for the City of Delano were positive, the estimates did not include growth trends in the community in recent years and the city council's commitment to expand development in the city. Due to the analysis of KERN COG's plan, it is recommended that the estimated dwelling units in 1990 for the City of Delano be projected at 6,717 while the projected households should be revised to reflect a 6,428 projection. In reference to its income distribution allocation, the percentages in the KERN COG plan appear to be appropriate.

Table 5
REGIONAL HOUSING NEEDS BY
HOUSING AREA FOR
KERN COUNTY

	<u>1985</u>		<u>1990</u>	
	TOTAL DWELLING UNITS	TOTAL HOUSEHOLDS	PROJECTED DWELLING UNITS	PROJECTED HOUSEHOLDS
ANTELOPE VALLEY	8,060	7,789	8,665	8,591
INDIAN WELLS VALLEY	10,838	10,307	11,651	11,368
MOUNTAIN	20,365	13,577	21,893	14,975
SAN JOAQUIN VALLEY	125,358	121,107	134,759	133,577
WESTSIDE	10,797	9,432	11,607	10,403
REGIONAL TOTALS	175,418	162,212	188,575	178,914

Source: Kern County Council of Government

Table T
Estimated Household Distribution
By Income Groups
San Joaquin Valley Housing Area
(1985)

Cities	Very ¹ Low	Other ² Low	Moderate ³	Above ⁴ Moderate	Total Estimated Households
City of Arvin	969	821	896	892	2,078
Metro Bakersfield	22,060	16,655	20,725	36,914	96,354
City of Delano	2,229	1,048	946	1,346	5,569
City of McFarland	758	340	234	327	1,659
City of Shafter	584	511	680	893	2,668
City of Wasco	754	995	990	700	3,439
Unincorporated Communities					
Buttontwillow	160	91	82	142	475
Lamont	1,786	534	390	454	3,164
Other Unincorporated	2,341	813	1,301	1,246	5,701
Area Totals	32,641	21,308	25,744	42,414	121,107

Source: Department of Housing and Community Development,
Housing Elements of the Cities of Arvin, Delano, McFarland, Shafter, Wasco, Metro
Bakersfield and the County of Kern.

Note: The figures correspond to the projected median income: (1) refers to 50% of median income;
(2) refers to 80% of median income; (3) refers to 120% of median income; (4) refers to over
120% of median income.

Table U
Estimated Household Distribution
By Income Groups
San Joaquin Valley Housing Area
(1990)

Cities	Very ¹ Low	Other ² Low	Moderate ³	Above ⁴ Moderate	Total Estimated Households
City of Arvin	1,069	354	437	432	2,292
Metro Bakersfield	24,331	18,370	22,859	40,715	106,275
City of Delano	2,458	1,156	1,043	1,485	6,142
City of McFarland	836	375	258	361	1,830
City of Shafter	644	564	750	985	2,943
City of Wasco	832	1,097	1,092	772	3,793
Unincorporated Communities					
Buttonwillow	177	100	90	157	524
Lamont	1,970	589	430	501	3,490
Other Unincorporated	2,482	897	1,436	1,373	6,288
Area Total	34,899	23,502	28,395	46,781	133,577

Source: Department of Housing and Community Development,
Housing Elements of the Cities of Arvin, Delano, McFarland, Shafter, Wasco, Metro
Bakersfield and the County of Kern.

Note: The figure correspond to the projected median income: (1) refers to 50% of median income;
(2) refers to 80% of median income; (3) refers to 120% of median income; (4) refers to over
120% of median income.

VI. HOUSING DEVELOPMENT CONSTRAINTS

Governmental Constraints

Governmental regulation intentionally regulates the quality of development in a community. But it can also, unintentionally, increase the cost of development, and thus of housing itself.

The following describes each governmental constraint which may affect the cost of housing in Delano.

Land Use Controls: Varying residential density designations in the General Plan limit the amount of development on a given site and may increase the cost of development. Certain uses may also be limited by land use controls, and therefore increase costs, such as the local limitations on multi-family developments and mobile home parks. The City of Delano has required mobile home parks to have conditional use permits in addition to meeting general plan requirements. A use permit is required for multi-family projects in residential zones. These requirements may increase the costs of housing development and sometimes prevent development of housing which meets the specific zoning standards but is delayed or prevented because of extended permitting requirements.

Building Code Requirements: While minimum building standards are essential to ensure safe housing, additional standards controlling design or excessive safety standards may increase the cost of housing unnecessarily. In addition to Uniform Building Code requirements, the City's building requirements also preclude the use of flexible setbacks or "zero lot lines". In some cases, special developments may not need the same parking spaces as required for conventional housing projects (i.e., elderly housing projects).

Fees: Fees are an important revenue source for the City of Delano to help defray some of the costs of the City staff in the planning, analysis, and review of proposed housing projects. However, the various fee costs involved in processing a development project may hinder the progress of a housing project and may increase the up-front capital outlay needed by developers. The City of Delano updated its development fee schedule in 1983. As noted in the Appendix, the City of Delano's fees are lower or competitive with the other communities in Kern County. The fees have been established to reflect costs to the city as well as the long-term contributions to the community (i.e., parkland and water service).

Processing and Permit Procedures: Permit processing can be a lengthy process which delays the development of housing and thus increases costs. The City's permit procedures include some use permits which may unduly increase these costs, such as requiring a conditional use permit for multi-family residential projects in appropriate zones. Requirements which necessitate a special permit for residential development at the densities specified in the General Plan and Zoning ordinance, should be reviewed by the City and reduced where possible.

Some land use controls are necessary to insure safe, decent housing and efficient infrastructure, even in the face of housing needs.

Market Constraints

The costs associated with housing (material, development fees, land, labor, and capital) have, with few exceptions, been increasing rapidly for the past decade. These high costs are a major constraint to the provision of housing for people of all economic segments of the community. Construction costs are prohibitive and sound older homes are in such high demand that prices for them are unaffordable to many residents. The following items are market constraints that prohibit the meeting of identified housing needs in Delano:

1. Insufficient family income makes it impossible to finance improvements to those housing units identified as needing major and minor rehabilitation (approximately 30 percent of the existing housing stock).
2. The cost of borrowing money has risen significantly in recent years. These costs discourage many homeowners from actively pursuing home improvements or buying new homes.
3. National policies affecting interest rates, wage and material costs, and the availability of subsidies are cost factors which are little influenced by local policy or desires.
4. Mortgage loan interest rates have practically doubled since the 1970's. Subsequently, monthly payments for home buyers have increased well beyond CPI (because of home value appreciations).
5. There is limited financing in town for home purchase and rehabilitation.
6. The rising cost of land and construction have made it impossible to build low and moderate income housing without state or federal financial assistance.
7. There is lack of available small parcels at affordable prices.
8. Forty-three units or one percent (1%) of Delano's housing stock is dilapidated and should be removed. However, presently there are no relocation housing programs available for displaced families.
9. The price of housing has been rising at a much greater rate than family income, thereby decreasing the opportunities for home ownership to a growing percentage of the public. Contributing factors are the increasing costs of land, material, labor and financing, as well as fees charged for services by the private and public sector.
10. Labor costs can be a factor affecting the overall cost of new housing and could indirectly affect the cost of manufactured housing as well.

11. The supply of housing and the new construction rate indirectly affect the cost of housing. Thus, the limited number of units which have been built in Delano out of the number approved is an important indicator. High financing costs have made short-term and indefinite delays in the construction of approved housing.
12. Nine percent (9%) of Delano's population is comprised of elderly people over the age of 65. Down payments and the initial costs associated with moving into an apartment (i.e., deposits and first and last month payments) are prohibitive for many elderly or retired people due to their limited fixed condition.

In 1979, the average cost of a new house in Delano was \$50,000. In 1982, the average cost of a new house increased to \$62,500. Down payments and interest rates make it impossible for most young couples, singles, elderly people, and low and moderate income laborers to afford new homes without assistance.

Energy Cost Constraints

Another constraint affecting the housing market is energy costs. Utilities such as gas, electricity, and water significantly add to the consumer's housing costs. These energy sources provide the essential needs of cooking, space heating, air conditioning, and water heating for eventually all the community.

Delano has a significant amount of older homes in its housing stock. Many of these homes lack proper or adequate insulation and, subsequently, the occupants, either homeowners or renters, must pay exorbitant amounts of money for utility bills. These dwelling units probably lack attic and wall insulation, weather stripping, calking, and other energy saving items. Therefore, as prices of gas and electricity continue to increase, households are faced with unaffordable energy costs.

Mitigation of Housing Development Constraints

The identification of the housing constraints for the City of Delano has prompted the City to consider several viable mitigation alternatives which would help promote housing development. The City will encourage the implementation of these measures and, where possible, implement these measures accordingly.

Government Constraint Mitigation

The City can consider the waiving or reduction of fees and requirements to encourage affordable housing and low cost housing. Possible governmental fees involved include:

Zone Change Fee	\$200
General Plan Amendment	\$200
Tentative Tract Map Fee	\$100
Final Map Fee	\$50 (Engineering)
Environmental Impact Report Fee	5000 - \$10,000
In - Lieu Park Fees	8,500/Ac of Parkland
Conditional Use Permit	\$100

It should be noted that the City of Delano's Fee Schedule is among the lowest fee charges for comparable cities in the southern San Joaquin Valley.

Governmental requirements considered for mitigation include:

- Reduction of setback and lot requirements
- Reduction of parking space requirements

Enforcement of the following ordinances and standards:

Granny Flats Ordinance - provides for second units in single-family residential zones.

Mobilehomes on Permanent Foundations - allows the placement of identified mobilehome types on permanent foundation in single-family residential zones.

Density Bonus Provision Standards - provides developers of residential projects with incentives to increase housing accommodation for low-income families.

Market Constraint Mitigation

-

While local officials have no control of national or state market conditions, the city can mitigate market constraints by encouraging the following conditions:

- Continued promotion of government-assisted housing programs including Farmworker Housing Grants and the California Housing Assistance Programs.
- Encouragement of affordable housing projects throughout the entire community.
- Continued support of the City's Consultant for Housing Programs to search and obtain funding for developer and homeowner/rental financing.

Energy Cost Constraint Mitigation

The City should encourage and assist in making more residents aware of energy-saving techniques and low interest energy loans available through the Kern County Community Development or local servicing utility companies. This action will promote energy conservation in all rehabilitation projects in existing neighborhoods. In addition, the City has established the state adopted Title 24 energy standards for residential buildings as well as considered the adoption of workable passive solar design techniques and natural heating and cooling systems in new subdivisions.

VII. HOUSING ISSUES AND OPPORTUNITIES

Providing suitable housing to meet the needs of residents from all economic segments is largely dependent on opportunities within the community for development potential. Opportunities for housing are determined primarily by the availability of sites which can accommodate a range of housing unit types. Housing opportunities are often tempered by conditions imposed by both the private and the public sectors. Local land use controls and infrastructure capacities can constitute constraints to housing development, as can construction requirements for low-and moderate-income units which are incurred by the developer. Chapter 7 provides an analysis of the various opportunities and conditions that are specific to the development of housing in the City of Delano.

This chapter responds to Government Code Section 65583 which relates to the inventory/identification of available housing sites and an analysis of the governmental conditions as they relate to the provision of housing for all income segments within a community. A comprehensive review must be undertaken by the governmental and regulatory bodies of the community to inventory available sites, to assess service and infrastructure capacities, and to identify possible development criteria. This chapter addresses each of these needs in the following Sections:

- o The Land Use Inventory identifies the amount of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, which may be utilized to meet the projected housing need through 1990.
- o The community's ability to provide sites for the development of housing is largely dependent upon the community's ability to provide adequate services and infrastructure (roads, water and sewer, etc.) to the sites.
- o The community follows established standards for the development of housing in the area. The criteria for assessing the suitability of housing sites is sometimes based on meeting state and federal requirements. These requirements are a result of criteria set forth by public agencies such as the Department of Housing and Urban Development (HUD) or the Farmers Home Administration; therefore, requirements imposed by these entities are identified.

Site Availability

As required by State Law, cities must carry out and develop programs that will assure the proper development of housing. It is important that the City of Delano understands and accepts its responsibility to facilitate new housing opportunities and the continued vitality of existing residential neighborhoods.

As indicated in the Housing Need Section, an estimated 6717 housing units would be needed by the year 1990 to accommodate the current vacancy rate of 1.1% sales, 1.4% rental, and 1.8% other vacant. In January 1984, the City of Delano estimated the total number of present housing units in the community to be 5636. This would indicate that an additional 1081 units would be needed in the six year period from 1984 to 1990 - an average of 155 units per year to be constructed. A total of 128 additional units would be needed over the 1985-1990 period to satisfy the desired vacancy rate of 2% sales, 4% rental, and 2% other.

Over the past four year period (1980-1983), the housing industry has constructed a total of 505 units in the city. This figure averages approximately 126 units per year. While this housing unit growth greatly outdistances the housing growth in the 1970's, it is expected that this figure is still 29 units per year short of the projected 155 unit per year total needed by 1990 to meet expected housing demand.

Currently, the potential for the City of Delano to attain its projected housing need by 1990 appears to be optimistic. In 1982, the City of Delano adopted its revised General Plan which provided for the proper development of residential growth throughout the City. Table W and Table X illustrate the new designated areas for residential development as well as approved projects in existing areas within the community, respectively. (Map 5). The locations of total vacant areas are accounted for in Table V.

In addition, the city expects the development of some new tracts and multi-family residential projects which have recently been approved to help accommodate the housing demand in the city. These projects which total 604 units are summarized below and are designated on Map 5.

Large Residential Development Projects Approved by the City of Delano

Project	Location Census Tract	Total Units	Housing Type
a. Sandlewood Apartments	C.T. 50	96	Apartments
b. Vandenburg Apartments	C.T. 49	250	Apartments
c. Rancho Delano	C.T. 49	49	Apartments
d. Kovacevich "5" Farms (A)	C.T. 49	30	Single-Family Units
e. Garzoli Avenue Project	C.T. 48	119	Zero Lots
f. Cecil Avenue Apartments	C.T. 49	60	Elderly/Handicapped
g. Kovacevich "5" Farms (B)	C.T. 49	80	Apartments

684

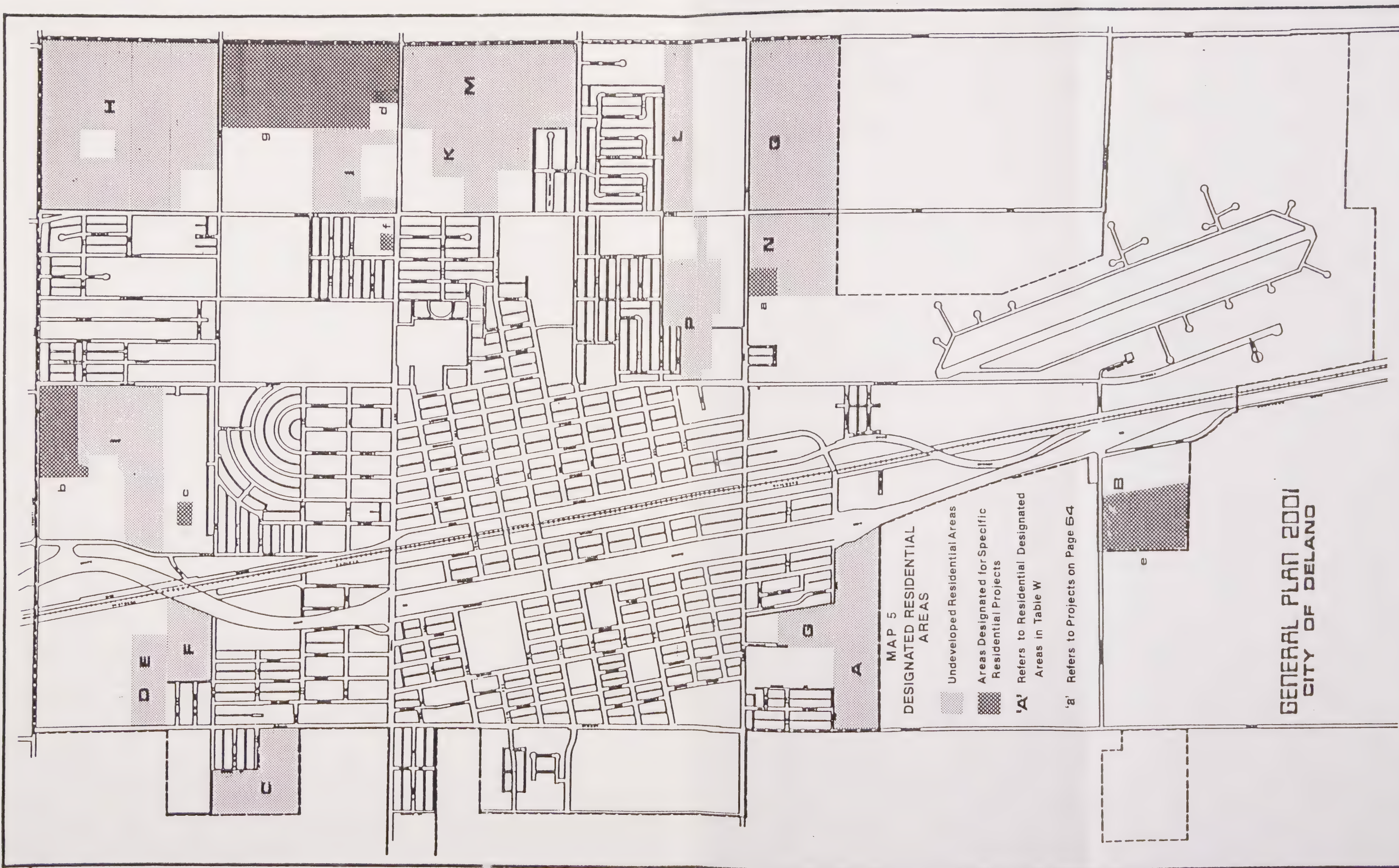
If all these proposed units were developed in 1985, 56% of the total projected housing need by the year 1990 would be met. However, if a subjective factor of 75% of the proposed 601 units was used to illustrate a realistic construction figure, then only 451 units would be developed. While the aforementioned statements are only assumptions, the figures provide the City with a quantitative outlook on the local housing climate relating to current housing conditions.

Map 5 indicates the location of recently approved development projects being planned. In addition, areas presently designated for residential development and possessing high development potential are also identified. Factors utilized in determining these prioritized areas for future residential development were derived from the identified characteristics/amenities selected by the local Citizens Advisory Committee in their questionnaire responses. While most of the selected sites are situated in existing developing areas, some of the sites were designated to encourage housing opportunity throughout the community.

Due to the price of housing and the present income levels of Delano residents, existing older homes within the community are not expected to be lost as new housing is constructed. Maintaining an older home in reasonable condition is less expensive than buying a new home with higher mortgage rates. In addition, the Home Rehabilitation Program sponsored by the Kern County Community Development Department has been instrumental in aiding Delano residents with major or minor repairs. As an indicator to the viability of existing housing units, only 4 units were removed from the local housing market during the same four year period (1979-1983) that 505 units were constructed.

While Delano's population has steadily increased at a +3.0% annual growth rate in recent years, the housing supply has not kept pace with housing need. The need for housing is illustrated in the Building Permit subsection (page 32) which indicates only 4 units removed from the housing market although 505 dwelling units were built during the 1980-83 period. In the 1978 Building Condition Survey conducted by Kern County Community Development Department (KCCD), 333 of then existing 4,976 units needed major rehabilitation (structural work) and 43 dwelling units should be demolished.

Subsequently, as the need for affordability is recognized as an important consideration in quantity of the housing stock, it is suggested that the housing loss will be less than 1% (56 dwelling units) over the next five years. Existing dwelling units needing rehabilitation will continue to remain in the housing stock and will be encouraged to utilize the housing rehabilitation program sponsored by KCCD.



MAP 5
DESIGNATED RESIDENTIAL
AREAS

Undeveloped Residential Areas

Areas Designated for Specific
Residential Projects

'A' Refers to Residential Designated
Areas in Table W

'a' Refers to Projects on Page 64

GENERAL PLAN 2001
CITY OF DELANO

Table W
Residential Designated Areas
City of Delano
1987

	Acres	GP Land Use Designation ¹	Potential Dwelling Units
Census Tract 48:			
A. South of First Avenue	7.8	MD	117
	37.1	LD	186
B. West of Garzoli Avenue	4.9	LD	25
C. South of Albany Park Area	30.0	LD	150
D. North of 22nd Avenue	9.8	LD	49
E. Northwest of 22nd Avenue	30.0	ER	30
F. 20th Avenue/22nd Avenue	15.4	LD	77
G. East of Valle Vista Park	9.6	MD	25
	<hr/>		<hr/>
TOTAL CENSUS TRACT 48	144.6		659
Census Tract 49:			
H. Superblock 9	54.0	LD	270
	70.0	MD	1,050
	20.0	MD-MS	120
I. Superblock 8	27.1	LD	136
	2.5	MD	36
J. Superblocks 1	63.0	LD	315
	20.0	MD	300
	10.0	ER	4
	<hr/>		<hr/>
TOTAL CENSUS TRACT 49	173.6		2,231

Census Tract 50	Acres	GP Land Use, Designation	Potential Dwelling Units
L. South of Randolph Village	26.3	LD	132
M. East of Randolph Park	11.7	HD	338
	9.6	LD	48
	17.7	MD	100
N. West of Browning Road	7.0	HD	203
	40.0	MD	600
O. South of Hospital Vicinity	40.0	ER	16
P. Hospital Vicinity	32.0	ER ₁	13
	17.2	LD	86
Q. South of Garces Highway	21.6	HD	627
	80.0	ER	32
TOTAL CENSUS TRACT 50	303.1		2195

¹ Land Use Designations correspond to the following densities: Low Density (LD) = 1 to 5 DU/Acre; Medium Density (MD) = 6 to 15 DU/Acre; High Density (HD) = 16 to 29 DU/Acre; Estate Residential (ER) = 1 DU/Acre.

Source: Delano City Planning Department

Table X
Potential Dwelling Units:
Approved Development Projects/Residential Designated Areas
City of Delano (1984)

	Acres	Potential D.U.
Census Tracts 46 & 48:		
Total Undeveloped Res. Area	144.6	569
Garzoli Avenue Project	N/A	<u>119</u>
TOTAL C.T. 46 & 48		778
Census Tract 49:		
Total Undeveloped Res. Area	173.6	2,231
Vandenburg Apartments	N/A	250
Rancho Delano	N/A	49
Kovacevich "5" Farms (A)	N/A	30
Cecil Avenue Apartments	N/A	60
Kovacevich "5" Farms (B)	N/A	<u>80</u>
TOTAL C.T. 49		2,700
Census Tract 50:		
Total Undeveloped Res. Area	303.1	2,195
Sandlewood Apartments	N/A	<u>96</u>
TOTAL C.T. 50		2,291
TOTAL ACREAGE/POTENTIAL UNITS-CITY OF DELANO	621.3*	5,085

* Does not include acreage for identified approved residential projects

Source: City of Delano Planning Division Community Development Department.

Table V
Existing Designated Areas
for Residential Development
City of Delano
1984

	<u>Acres</u>	<u>FP Land Use Designation</u>	<u>Estimated D.U.</u>
Existing Vacant Residential Lots within Existing Residential Neighborhoods	16.84	LD	84

Source: City of Delano Planning Department

UTILITIES & SERVICES

Water

Community residents receive their domestic water supply from the City of Delano. The Public Works Department-Water Division maintains and operates two continuously-producing water wells and five support producing wells. The seven groundwater wells have the capacity to produce a maximum of 148,274,508 gallons of water per hour. The water system for the City is a "loop design" with the various wells throughout the community interconnecting into a common network of pipelines ranging from 4" to 16". Pressure-actuated mechanisms activate the five supporting wells when the water demand increases. Water is stored in two large water storage tanks (2,000,000 gallon capacity and 1,000,000 gallon capacity). In strategic areas of the City.

In addition, the adopted City General Plan recommends the siting of another water storage tank on the most northeastern portion of the city as urban expansion begins to occur in order to reduce the need for new drilling. The Water Division performs continual testing to guard against water failure and hazardous chemical contamination.

Water quality has been a problem in the City of Delano. In 1967, the Department of Water Resources initiated a study of nitrate concentrations of Delano's groundwater, which confirmed that high concentrations of nitrates were prevalent in Delano's ground water and exceeded the limit of 45 milligrams per liter (mg/l) recommended by the U. S. Public Health Service Drinking Standards.

Subsequently, the City of Delano has rectified the water quality situation by embarking on a program to drill new wells that would retrieve water from a lower aquifer that contains lower levels of nitrate concentration. During the period of 1980-1983, the City developed four new well sites and discontinued the use of the four existing wells that showed high levels of nitrate content. Funds for the new construction were received from the Kern County Community Development Program Department (CDBG funds) and the City of Delano.

As a result, the water quality in the City of Delano has significantly improved and the danger of this hazardous substance has been minimized.

Wastewater Services

Sewer collection and wastewater treatment from industrial, commercial, and domestic uses are provided by the City of Delano. The collection network is composed of approximately 55.5 miles of sanitary lines and 12.5 miles of storm drainage lines.

In August 1979, the City of Delano consolidated its treatment services from its two existing plants to a new secondary wastewater treatment plant. This move increased operation efficiency, improved

treatment processing, and provided additional expansion capabilities. The 1,000 acre treatment site is located west of Delano on Garces Highway. This \$5.2 million project is a secondary treatment system with trickling filters and holding ponds. The design capacity of the present facility is 3.6 MGD (million gallons/day). Currently, the population being served by the treatment is 18,564 and the current usage is 2.6 MGD.

Although the present facility can accomodate future housing growth in the City over the next five years, the 1.0 MGD difference will not accomodate the housing or urban development needs of the community to the year 2001. Urban growth should be planned and expanded so that 40 mb/l BOD (Biochemical Oxygen Demand) requirement and the 40 mg/l suspended solid requirement be maintained.

Solid Waste

The City of Delano maintains its own solid waste disposal system. There are 8 employees and 5 collection vehicles in the City Refuse Collection Division. Collections are made twice a week in residential areas and a maximum of five pickups in commerical and industrial locations.

The City of Delano disposes its solid waste material at a County landfill site three miles southwest of Delano. The site is also used to accomodate solid waste disposal from McFarland. Recently, the Kern County Board of Supervisors approved a 20-acre expansion of the existing landfill site to accomodate the needs of McFarland/Delano residents to the year 2004.

Police Protection

The residents of Delano receive protective safety from the Delano Police Department. The Delano Police Department maintains 34 law enforcement officers and 6 patrol cars. Shifts of car units continuously patrol the entire community over a 24-hour period. In addition, the City has "mutual aid" agreements with the California Highway Patrol and the Kern County Sheriff Department and the Tulare County Sheriff Department primarily patrol the unincorporated area surrounding Delano. Although the City of Delano is situated in Kern County, the City's northern boundary is recognized as the Kern County-Tulare County Line. The nearest Kern County Sheriff Department substation is in Wasco, approximately 12 miles south while the Tulare County Sheriff substation nearest to Delano is Pixley located 13 miles north.

The Delano Police Department has initiated various programs aimed at reducing crime and promoting community awareness. The Bicycle Safety Program, the Pedestrian Safety Program, and the Drug Awareness Program and Crime Watch community programs which encourage safety practices and drug prevention.

Adequate law enforcement protection for present and future Delano residents will be dependent on the area's growth, the extent of developmental growth within the City's boundaries and the ratio of community residents to law enforcement personnel. A standard of one police

officer per every 1,000 residents is a guideline set by the Delano Police Department to provide adequate protection for the community. Delano presently has 2.06 police officer per every 1,000 residents. Response time from the police station to a given point in any existing or potential residential area is approximately 2 to 4 minutes depending on the time of day.

Fire Protection

The City of Delano receives fire and emergency protection from the Delano Fire Department. Presently, there are 12 employed firemen and 2 management personnel. In addition, 21 volunteer firemen are identified at present. The Fire Department is equipped with 3 pumper trucks (one 1,250 gpm pumper, and two 1,000 gpm pumpers), one pickup pumper, and one rescue/paramedic truck. All fire personnel and equipment are presently housed at the Delano Fire Station #1 near the center of the City.

The Delano Fire Department has been given a "4A rating" by the Insurance Service Office (ISO), which is considered to be an adequate score. In terms of response time, the centrally located station is accessible to any point in the City limits within 4 minutes.

The Delano Fire Department responds to all emergency calls within one mile of all City boundaries. In addition, the City's mutual-aid agreement with other jurisdictional entities in the area permits the City firefighters to respond to fire incidents up to five miles outside the city limits. The nearest jurisdictional fire station outside the City is the Kern County Fire Station-McFarland Branch located six miles south of the City.

The National Fire Protection Association (NFPA) maintains various standard requirements for the manning of on-duty firemen. The Delano Fire Department operates on three 4-man shifts of 48 hours per shift. As the population increases to 20,000 or more, the Fire Department recommends that six firemen per shift will be needed to provide adequate fire and emergency protection for the City. A .5 on-duty firemen/1,000 population was also recommended as a standard guideline for fire personnel.

With the location of the Delano Fire Station centrally located within the city, response time throughout the entire City is generally less than four minutes. The City maintains adequate water pressure in all sections of the community to handle all necessary fire emergencies. The placement of the Southern Pacific Railroad Line which traverses the City in a northwest-southeast manner poses potential emergency problems. Due to the daily train movements, providing adequate service west of the railroad tracks has been hampered. In recent years, increasing amounts of residential and commercial developments have been developed or approved on the western sectors of the City. Thus, a potential exists for emergency vehicles to not respond as effectively to safety hazards west of the railroad tracks during train movement.

Due to the growing concern for adequate fire protection west of the SPRR Line, the Delano City Council has begun to plan for the

establishment of a small fire substation to protect community residents and businesses in this area. Although this smaller station would not have the capabilities of the Delano Fire Station #1, it would enable faster response times and reduce unnecessary fire damage. Funds have been earmarked by the Kern County Community Development Department for the construction of the project.

Energy

The Southern California Edison Company and the Southern California Gas Company are responsible for serving Delano with electricity and natural gas, respectively. Both companies anticipate no problems in continuing to meet the energy demands of the City over the next five to ten years. Energy planning is based on new tract maps and population growth and is not considered a restriction in services.

Parks and Recreation

As noted in the Parks and Recreation Element of the General Plan 2001, there are a variety of parks and recreational activities available to the residents of Delano.

Delano's recreation program offers such activities as: basketball, musical instrument instruction, self-defense classes, film festivals, and structured sports leagues. In addition, tennis, swimming, golf (9 hole course), and racquetball are also available. Lake Woollomes, a man-made lake, located three miles southeast of the City, is another major recreational attraction in the area.

The City of Delano has also developed recreational land standards. Below are the Parkland Standard which are found in Delano's Recreation Element for the General Plan 2001.

<u>Type</u>	<u>Minimum Area Required</u>	<u>Population Served</u>
Neighborhood	4 Acres	800 People
Community	10 Acres	10,000 People
Regional	100 Acres	50,000 People

In addition, the City of Delano has continued to maintain the National Recreation Association's parkland guideline of five (5) acres per 1,000 population. The adopted City Recreation Element has also established a criteria for open space/recreational land area.

Presently, a total of 84 acres of parkland and recreational sites are developed within the City. This figure includes the 25-acre county-operated Memorial Park. In addition, another 16 acres has been allocated to the City as future parkland. In recent years, the Delano Parks and Recreation Department has worked with the Delano High School District to renovate the School's tennis courts and the Delano Elementary School District to construct and develop an all-purpose field and track at one of its schools. The City Park and Recreation Department is presently

preparing some grant applications to be submitted to the State of California for the improvement of the Cecil Avenue Park North and the City's Golf Course.

According to the five acres /1000 person population standard for parkland, the present 100 acres of recreational land (including the undeveloped yet dedicated land for future public recreational area) would be sufficient to accommodate a population of 20,000. Therefore, the City of Delano does not appear to have a problem in accommodating the recreational needs for present and future residents of Delano.

Education

The educational needs of the City of Delano are being provided by five elementary schools, three private schools, a junior high school, a high school, a continuation high school, a college center, and an adult school. The major educational entities are the Delano Union Elementary School District, the Delano Union High School District, and the Kern Community College District.

The Delano Union Elementary School District (DUESD) experienced a decline in student enrollment in the early 1970's which was consistent with the nationwide demographic trend during the same time period. However, since 1979-80 school year, the DUESD's student enrollment has steadily increased. There are approximately 3220 students currently enrolled at the DUESD's five schools compared to the 3,200 students who attended the local public schools in 1970.

As the student enrollment continues to increase, it is expected that portable classrooms and/or a new school site is needed. The previous Housing Element indicated that school district officials expect possible use of portable classrooms in 1983-1984 school year. The adopted City General Plan also indicates that a new school site would be needed to accommodate the projected additional student enrollment by the year 2001. The local school district has responded responsibly by recently acquiring a 10-acre site in the expanding northeast portion of the community.

In addition, five small elementary school districts, from the Tulare County and Kern County vicinity surrounding the City of Delano feed into the Delano Joint Union High School District. Although the high school district is also under capacity, it has the ability to develop is undeveloped land for future student enrollment. The high school district has a current enrollment of 1,627 with a capacity for 2,000 students with its existing facilities.

Other school facilities which locally serve Delano include a continuation school program through the Delano Joint Union High School District, an adult education school which holds classes for 3,000-5000 residents, and the Kern Community College System. The closest four-year college to Delano is the California State College located in Bakersfield, 30 miles to the south.

Table Y
Student Enrollment
Delano Union Elementary School District
(1971 - 1985)

School Year	Enrollment*
1971 - 72	3224
1972 - 73	3145
1973 - 74	2924
1974 - 75	2928
1975 - 76	2750
1976 - 77	2812
1977 - 78	2854
1978 - 79	2790
1979 - 80	2736
1980 - 81	2760
1981 - 82	2831
1982 - 83	2911
1983 - 84	3182
1984 - 85	3228

* Enrollment figures as of October of each year

Source: Delano Union Elementary School District

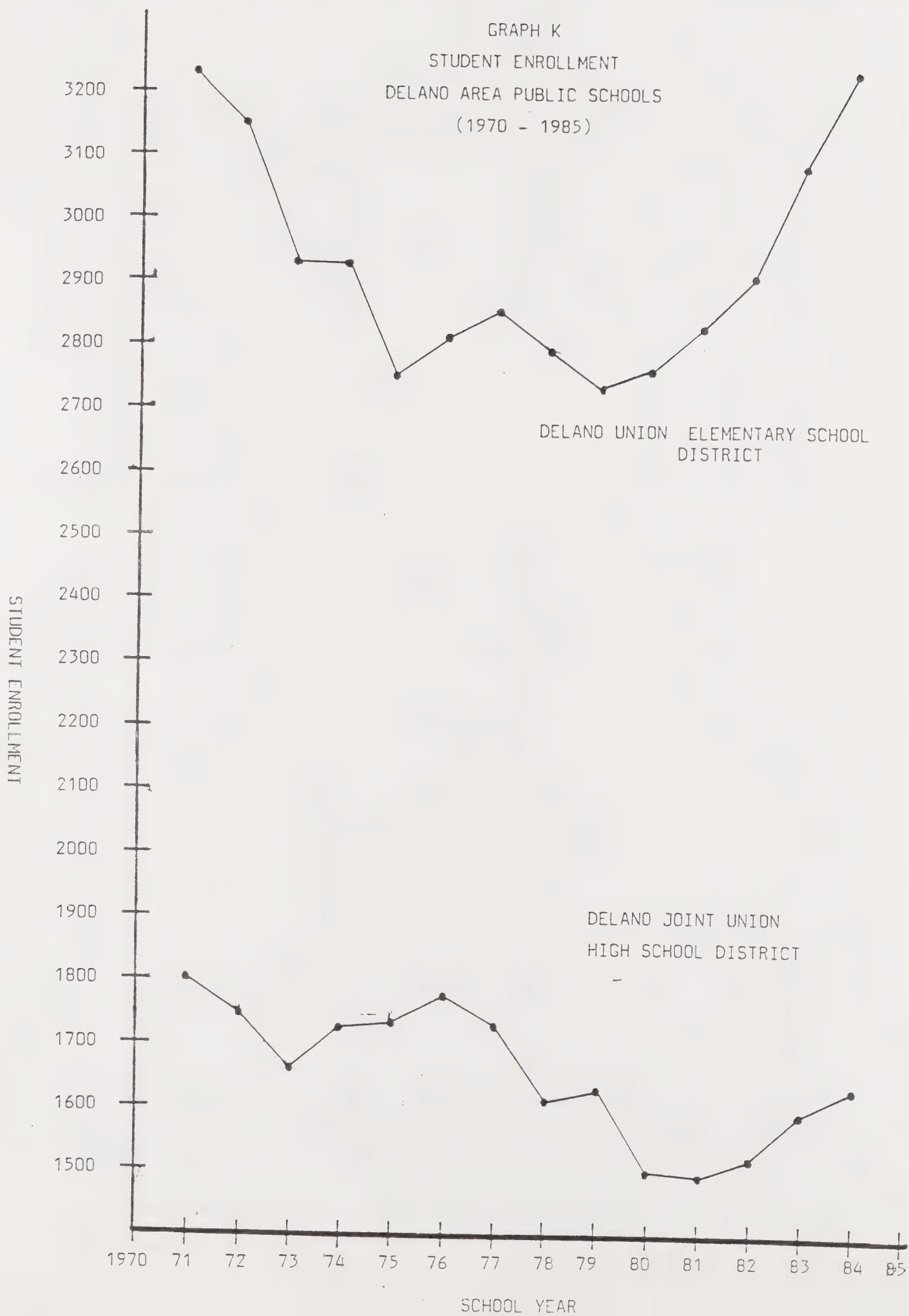
Table Z
Student Enrollment
Delano Joint Union High School District
1971 - 1985

School Year	Enrollment*
1971 - 72	1804
1972 - 73	1748
1973 - 74	1660
1974 - 75	1722
1975 - 76	1733
1976 - 77	1774
1977 - 78	1725
1978 - 79	1608
1979 - 80	1627
1980 - 81	1518
1981 - 82	1487
1982 - 83	1519
1983 - 84	1585
1984 - 85	1627

* Enrollment figures as of October of each year.

Source: Delano Joint Union High School.

GRAPH K
STUDENT ENROLLMENT
DELANO AREA PUBLIC SCHOOLS
(1970 - 1985)



SITE EVALUATION CRITERIA

Proposed housing development projects in the Delano area are subject to guidelines established by the City of Delano and the County of Kern. When governmental funds, either Federal or State, are utilized on a project, additional requirements are also established. The Department of Housing and Urban Development (HUD) and Farmers Home Administration (FmHA) have set specific guidelines regarding the siting of projects under their possible funding. In addition, the Kern County Community Development Program Department which utilized CDBG funds also follows City guidelines as well as their own when developing in the City. The HUD and FmHA guidelines are indentified below:

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT STANDARDS

Proposed sites for new construction projects must meet the following standards for approval from HUD:

1. The site must have an adequate size, exposure and contour to accommodate the number and type of units proposed; and adequate utilities (water, sewer, gas and electricity) and streets must be available to service the site.
2. The site and neighborhood must be suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11063, and HUD regulations issued pursuant thereto.
3. The site must not be located in:
 - a. An area of minority concentration unless sufficient, comparable opportunities exist for housing for minority families, in the income range to be served by the proposed project, outside areas of minority concentratin or the project is necessary to meet overriding housing needs which cannot otherwise feasibly be met in the housing market area. An overriding need may not serve as a basis for determining that a site is acceptable if the only reason the need cannot be met is that discrimination on the basis of race, color, religion, creed, sex or national origin renders sites unavailable outside areas of minority concentration.
 - b. A racially mixed area if the project will cause a significant increase in the proportion of minority to non-minority residents in the area.

4. The site must promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low income persons.
5. The site must be free from adverse environmental conditions, natural or manmade, such as instability, flooding, septic tank back-ups, sewage hazards, or mudslides; harmful air pollution, smoke or dust; excessive noise, vibration, or vehicular traffic; rodent or vermin infestation; or fire hazards. The neighborhood must not be one which is seriously detrimental to family life or in which substandard dwellings or other undesirable elements predominate, unless there is actively in progress a concerted program to remedy the undesirable conditions.
6. The site must comply with any applicable conditions in the local Housing Assistance Plan approved by HUD.
7. The housing must be accessible to social, recreational, educational, commercial, and health facilities and services, and other municipal facilities and services that are at least equivalent to those typically found in neighborhoods consisting largely of unassisted, standard housing of similar market rents.
8. Travel time and cost via public transportation or private automobile, from the neighborhood to places of employment providing a range of jobs for lower-income workers, must not be excessive. (While it is important that elderly housing not be totally isolate from employment opportunities, this is not a rigid requirement for such projects.).
9. The project may not be built on a site that has occupants unless the relocation requirements referred to in 880.209(a) are met.
10. The project may not be built in an area that has been identified by HUD as having special flood hazards and in which the sale of flood insurance has been made available under the National Flood Insurance Act of 1968, unless the project is covered by flood insurance as required by the Flood Disaster Protection Act of 1973, and it meets any relevant HUD standards and local requirement.

FARMERS HOME ADMINISTRATION STANDARDS

Proposed sites for new construction must meet the following FmHA requirements:

1. The site must have good drainage and be provided with sewer, water, power and garbage collection.

2. There must be at least two points of access to the site.
3. Cul-de-sacs must have turning room for safety vehicles.
4. Community standards for streets will be upheld at the minimum.²

(Although the City is not eligible for Farmers Home Administration programs due to its size, the adjacent unincorporated areas are considered eligible for Fmha programs. Rancho Algodon, a single family housing tract about one mile west of the Delano city limits, received FmHA funding).

¹Federal Register/vol.44, No. 114 Section 880.206/Tuesday, June 12, 1979.

²FmHA, Bakersfield, Office

VIII. RECOMMENDED GOALS, OBJECTIVES, AND
POLICIES FOR CITY OF DELANO'S HOUSING ELEMENT

Housing Goals, Objectives, and Policies

(New Construction) . .

- 1.0. Provide the availability of adequate and decent housing for the diverse household compositions within the City of Delano.
- 1.1. Promote proper and well-planned residential growth throughout the City.
 - 1.1.1. Encourage a good balance of low, moderate, high cost housing in each sector of the City.
 - 1.1.2. Designate sufficient acreage for residential development to accommodate a wide diversity of housing types (single- family detached units, mobilehomes, apartments, condominiums, and other types) as dictated by cyclic economic demands.
 - 1.1.3. Encourage a proper balance of rental and owner-occupied dwellings in all development areas to assure the provision of adequate housing.
- 1.2. Maintain a reasonable vacancy rate of the local housing stock to assure mobility opportunity, and diversification.
 - 1.2.1. Support programs and policies by public and private agencies and community groups seeking to provide sufficient housing opportunities in a variety of price ranges.
 - 1.2.2. Emphasize the continued physical viability and attractiveness of existing residential neighborhoods to assure the continued economic value of these areas.

(Rehabilitation)

- 2.0. Maintain an adequate supply of housing types throughout the community to accommodate the diverse economic status of present and future residents.
- 2.1. Provide sufficient housing opportunities for special needs groups within the community.
 - 2.1.1. Support and encourage the utilization of available federal and state funds to increase the supply of low and moderate income housing.
 - 2.1.2. Investigate the possibilities of governmental funded rent subsidy programs for special target groups (elderly, very low income families).
 - 2.1.3. Encourage creative but well-planned housing development projects which can accommodate unique household compositions (i.e., large families, elderly).

2.2. Encourage a wide range of affordable housing types throughout the City to accommodate households of low, moderate, and higher income levels.

2.2.1. Promote and emphasize a variety of housing designs and types which are affordable and attractive.

(Conservation)

3.0. Promote the development of adequate and desirable housing in appropriate residential areas and encourage the maintenance of existing and viable neighborhoods as well as the rehabilitation of deteriorating units to insure sound and quality residential areas.

3.1. Encourage the continued vitality of existing and appropriate residential neighborhoods.

3.1.1. Protect the quality of present residential neighborhoods by implementing various governmental and community-oriented programs designed to maintain the quality of the existing housing stock.

3.1.2. Identify areas exhibiting deterioration and encourage rehabilitation efforts.

3.2. Promote future residential development in areas that are consistent with the City's development plan and growth pattern.

3.2.1. Assure long-term viability of planned residential growth away from incompatible or hazardous land uses to preserve the long-term quality of new subdivisions and other housing projects.

3.2.3. Encourage well-planned residential growth by monitoring the population and housing supply rate of the City with the proposed development projects and project areas.

3.2.4. Plan and project increases in the housing supply in accordance with the availability of community services and facilities.

IX. SUGGESTED HOUSING PROGRAMS AND STRATEGIES

The housing needs of the Delano area population have been analyzed and combined to provide the basis for the implementation program strategy outlined in this chapter.

The housing production programs included in this section of the Housing Element are primarily directed to stimulation new housing construction at prices and rents affordable to those who cannot compete in the conventional marketplace and to maintain the vitality of the existing stock in the Delano area. They are designed to address production needs created by population growth as well as to provide alternative housing choices to households with the current housing needs outlined in the preceding paragraph.

To assist in the interpretation and understanding of the program strategy, the following definitions serve as a guide to the use of these terms as they relate to this section of the Housing Element. Additional terminology and accompanying definitions used throughout this document can be found in Appendix D.

Program Objective: A program objective is a statement of intent to be reached. It is often expressed with respect to time and in measurable terms.

Program Overview: The program overview is a description of the indicated program and how it relates to the needs of the Delano area.

Program Initiator: The program initiator is the private individual, governmental agency, non-profit organization or other entity responsible for defining and developing program parameters.

Program Implementor: The program implementor is the private individual, governmental agency, non-profit organization or other entity responsible for carrying out or fulfilling program requirement.

Time Frame

The time frame for the implementation and utilization of the identified housing program strategy shall be focused on the period from the adoption of this housing element update to the preparation of the subsequent housing element preparation. This time period is generally recognized as 1985 through 1990. The effective utilization of the identified housing programs and funding sources will be dependent on the ability of local government staff to properly implement and follow-up on the indicated programs and the continued existence and funding of the housing-related programs that are listed.

Program 1.a:

Title: Hud Section 8 Housing Assistance Payments Program (or successor Program)

Program Overview: This program of the U.S. Department of Housing and Urban Development provides rent subsidies to enable lower-income households to occupy newly-developed rental housing without having to pay more than 25 percent of their incomes for shelter. New construction projects may be developed by private parties, by public housing authorities or by both acting together. Units may be either for families, the elderly, or the handicapped. Privately developed projects which receive Section 8 funding commitments also tend to receive favorable long-term mortgage financing, which acts to lower the amount of subsidy required to make the rent structure suitable to the needs of lower-income households.

The City of Delano encourages those private developments which take advantage of Section 8 subsidies and will support potential HUD approval of project proposals which are appropriately located and which are consistent with definitions of the City's housing needs as they change over time.

Program Objective: To increase the supply of rental housing affordable by low- and moderate-income households.

Program Implements Housing Element Policies: 1.1.3, 2.1.1, 2.1.2, 1.1.1

Program Initiator: Private developers; the City of Delano Planning Department will assist potential developers in evaluating sites, substantiating housing needs, and the like; the City will welcome technical assistance in this effort from County, State and Federal sources.

Program Financing: U.S. Department of Housing and Urban Development (HUD).

Program Implementor: HUD and private developers.

1.b:

Title: Low-Rent Public Housing Program

Program Overview: This program of the U.S. Department of Housing and Urban Development is administered and carried out by local public housing authorities, which develop, own and operate low-rent public housing which is subsidized by HUD. The Kern County Housing Authority administers this program in the Delano area. Public low-rent housing in the State of California must be authorized by the voters.

The City of Delano's continuing support of the efforts of the Kern County Housing Authority will measurably assist Delano residents in securing decent and sound housing at prices they can afford.

Program Objective: To increase the supply of rental units affordable by low- and very low-income households.

Program Implements Housing Element Policies: 1.1.3, 2.1.1
2.1.2, 3.1.1.

Program Initiator: Kern County Housing Authority.

Program Financing: U.S. Department of Housing and Urban Development (HUD).

Program Implementor: Kern County Housing Authority.

Program 1.c:

Title: HUD Section 235 Homeownership Program

Program Overview: This program of the U.S. Department of Housing and Urban development provides interest reduction payments to mortgage lenders to enable lower-income families, the elderly and the handicapped to purchase newly-constructed or rehabilitated ownership housing, including single family dwellings, condominium units, and mobile homes in mobile home subdivisions. Required downpayments are low (three percent) and the interest rates are very substantially below market. Subdivisions and condominium projects may receive advance commitments for Section 235 financing for potential buyers.

The City of Delano supports and encourages the use of this program by developers active in the City, especially where its use serves to create an economically balanced community.

Program Objective: To increase the supply of ownership housing available to and affordable to lower-income households.

Program Implements Housing Element Policies: 1.1.1, 1.1.3, 1.2.1, 2.1.1, 2.1.2, 2.2.1.

Program initiator: Private developers; the City of Delano Planning Department will assist developers in evaluating the suitability of sites, substantiating the need for affordable ownership housing, and the like; the City will welcome technical assistance in this program effort from County, State and Federal sources.

Program Financing: U.S. Department of Housing and Urban Development (HUD) - Federal Housing Administration (FHA).

Program Implementor: HUD and private developers.

Program 1 .d:

Title: Farmers Home Administration Section 502 Program

Program Overview: The Farmers Homes Administration provides direct loans for the purchase, relocation or rehabilitation of ownership housing to lower-income households at interest rates as low as one percent and with downpayments as low as zero percent of cost. Subdivisions may secure pre-commitments of Section 502 financing for eligible potential buyers.

The City of Delano is not eligible for Farmers Home Administration (FmHA) programs due to its size. However, the unincorporated areas adjacent to the City are considered eligible for FmHA programs as of the date of adoption of this Housing Element.

The City of Delano wishes to include this program in its Housing Element as a sign of its continued support of the use of the program by developers active in areas immediately adjacent to the City. As an indication of its belief that the productions of additional homeownership opportunities in adjacent areas ultimately will assist in meeting the housing needs of the housing element of the General Plan, the City believes that this alternative is proper as long as it is in conformance with the policies found therein which are designed to discourage leapfrog development.

Program Objective: To increase the supply of ownership housing available to and affordable by lower-income households.

Program Implements Housing Element Policies: 1.1.1, 1.1.3, 1.2.1, 2.1.1, 2.1.2, 2.2.1.

Program Initiator: Private developers.

Program Financing: Farmers Home Administration.

Program Implementor: FmHA and private developers.

Program 1.e:

Title: Farmworker Housing Grant Fund

Program Overview: The State Department of Housing Community Development provides up to 50 percent matching grants to public agencies, such as the County Housing Authority, to non-profit housing sponsors and to housing cooperatives to assist in the development or rehabilitation of housing for low-income agricultural employees. The City, in conjunction with the Kern County Housing Authority, will make application for such a grant with respect to a to-be-defined new housing development in Delano to be operated, if funded, by the Housing Authority. Separate assistance, through the Section 8 or similar programs, likely will be required for such a project to be financially feasible.

Program Objective: to increase the supply of housing available for the needs of the migrant farmworker population.

Program Implements Housing Element Policies: 1.1.1, 1.1.2, 1.1.3, 1.2.1, 2.1.1, 2.1.2, 3.2.4.

Program Initiator: Kern County Housing Authority, City of Delano City Council via resolution.

Program Financing: State and Federal Grant funds.

Program Implementor: City of Delano

Program 1.f:

Title: California Housing Finance Agency HOHI Program

Program Overview: The California Housing Finance Agency (CHFA) provides below-market interest mortgage loans for the purchase, purchase rehabilitation, and rehabilitation-related mortgage refinancing in selected areas. Through this program, individual borrowers are able to obtain very favorable interest rates to purchase housing; the interest rates are those which result from the State agency's ability to sell tax exempt bonds, and tend to be about three percent below conventional interest rates.

Programs of this type operate in connection with a related residential rehabilitation program and are intended to facilitate home purchase by lower- and moderate-income families and to stimulate in-fill new construction in rehabilitation areas.

Below-market interest rate mortgage financing may become increasingly important to Delano residents. The City is interested in participating in programs of this type if their value to Delano residents continues to be apparent and if the technical assistance necessary to qualify for them is available to the City from County, state, or private sources.

Program Objective: To assist lower- and moderate-income households to purchase homes and to facilitate the development of additional homeownership opportunities at affordable prices.

Program Implements Housing Element Policies: 1.1.1, 1.1.2, 1.1.3, 1.2.1, 2.1.1, 2.1.2, 3.1.1, 3.1.2.

Program Initiator: City of Delano City Council via approval of application to CHFA and/or private developers.

Program Financing: Private lenders, utilizing CHFA generated mortgage funds and individual borrowers; the City of Delano Planning Department would assist with Program publicity; ;via contract, Kern County Community Development Department would administer rehabilitation aspects of program.

Program Implementor: Private lenders, utilizing CHFA generated mortgage funds and individual borrowers; the County Community Development Department would assist with publicity and administration.

Program 1.g:

Title: Municipal Mortgage Loan Programs

Program Overview: Cities and certain local agencies have the ability to issue tax exempt bonds for mortgage financing in a manner similar to that discussed above with respect to the California Housing Finance Agency. Such tax exempt bonds are not backed by the credit of the City or any local agency; they are backed by the income from the mortgages which they fund. Thus, they are not the obligations of the City in the sense that General Obligation Bonds are.

Program Objective: To Assist lower- and moderate-income households to purchase homes and to facilitate the development of affordable sales housing.

Program Implements Housing Element Policies: 1.1.1, 1.1.2, 1.1.3, 1.2.1, 2.1.1, 2.1.2, 3.2.3.

Program Initiator: City of Delano City Council via resolution.

Program Financing: None required.

Program Implementor: City of Delano Planning Department and/or Kern County Community Development Program Department.

Program 1.h:

Title: Housing Information Hot Line

Program Overview: A need exists in Delano for more widespread knowledge and information about housing programs, advantageous and available financing, methods to implement passive design concepts for energy conservation, fair housing laws, and the like. This need also exists throughout the County.

Delano supports the establishment of a County-wide toll-free hot line designed to disseminate relevant housing information to all residents of the County. Such a hot line might be administered by a public agency with County-wide responsibilities, such as the Kern County Community Development Program Department, or by a private, non-profit group interested in helping to solve the county's housing problems.

This type of information system will require trained, professional personnel familiar with public and private housing programs, the variety of public and private financing alternatives, energy conservation techniques and incentives, home maintenance techniques, sources of assistance of a Housing Information Hot line would be of great value to the concept, and the technique itself of important assistance to the residents of Delano.

Program Objective: To increase public awareness of available housing programs, financing alternatives, energy conservation techniques and incentives, passive design alternatives, and information and assistance sources.

Program Implements Housing Element Policies: 1.2.2, 1.2.1, 3.1.1, 2.1.3, 2.1.2, 3.2.3, 3.2.4.

Program Initiator: Kern County Community Development Department and Board of Supervisors and/or private organization.

Program Financing: Community Development Block Grant.

Program Implementor: Kern County Community Development Department and/or private organization.

Program 1.i:

Title: Housing Information Outreach Program

Program Overview: In addition to the Hot Line discussed, and for the same reasons, a program of disseminating housing-related information on an outreach basis is needed in Delano and other areas of the County.

Both printed and oral information needs to be disseminated within Delano. The knowledge and talents of those in the lending, construction, and related communities; those administering housing programs, such as the Kern County Housing Authority, and those acting to promote additional housing opportunities within the County; such as the Kern County Community Development Program Department; and those active in energy conservation will be especially helpful to Delano residents.

The City of Delano supports and encourages the development of a County-wide information outreach program, and would welcome it to the City.

Program Objective: to increase public knowledge of available housing programs, assistance, energy conservation, and related matters.

Program Implements Housing Element Policies: 1.2.1, 1.2.2, 3.1.1, 2.1.3, 2.1.2, 3.2.3, 3.2.4.

Program Initiator: Kern County Community Development Department and Board of Supervisors.

Program Financing: Community Development Block Grant.

Program Implementor: Community Development Program Department.

Program 1.j:

Title: California Homeownership Assistance Program (CHAP)

Program Overview: The State of California Department of Housing and Community Development provides homeownership assistance to lower-income households through an equity sharing program in which up to 49 percent of the cost of home purchase is provided by public funds. The State takes a deed of trust on its interest in the property and shares in appreciation.

The City of Delano has been successful in the utilization of this program as it has received a total of \$861,000 to date and has helped 41 families obtain homeownership under this program.

Program Objective: To assist lower-income households purchase homes.

Program Implements Housing Element Policies: 1.1.1, 1.1.3, 1.1.2, 1.2.1, 2.1.1, 2.1.2, 2.2.1, 3.1.1, 3.2.3.

Program Initiator: Private developers, non-profit organizations and/or City of Delano.

Program Financing: California Department of Housing and Community Development.

Program Implementor: Private developers with the City of Delano

Program 1.k:

Title: Affordable Housing Incentives Program

Program Overview: Sections 65915-65918 of the California Government Code provide that where developers of residential uses reserve at least 25 percent of the units in a project for occupancy by households of low- or moderate-income, defined as income of up to 120 percent of the median income, the locality in which such units are located must provide compensating incentives to the development. The law requires such incentives to be either (1) a 25 percent density bonus, or (2) a combination of two other incentives, such as a waiver of park and recreation fees, provision by the City of needed infrastructure improvements, application of grant funds to write down project costs, waiver of development fees, or other similar incentives determined by the City.

Program Objective: To facilitate the production of affordable ownership and rental housing by providing incentives consistent with local priorities to private residential developers.

Program Implements Housing Element Policies:

Program Initiator: Delano City Council via adoption of the Housing Element.

Program Financing: Delano Planning Department for staff time.

Program Implementor: City of Delano Planning Department.

Program 2.a:

Title: Community Development Block Grant Loans

Program Overview: Kern County Community Development Department administers a low-interest rehabilitation loan program which used block grant funds to underwrite market interest rates on home improvement loans made by private lending institutions. The interest rate on these loans is 3 percent. Loans are made available to households with incomes at or below percent of the County median income (varies with family size). Loans are available to owner-occupants, only.

Many Delano homeowners would qualify for the program. Therefore, this program can be of measurable assistance to the needs of Delano homeowners.

Program Objective: To make low-interest rehabilitation loans available to low- and moderate-income homeowners.

Program Implements Housing Element Policies: 1.1.3, 1.2.2, 2.1.1, 2.2.1, 3.1.1, 3.1.2.

Program Initiator: Kern County Board of Supervisors via budget approvals.

Program Financing: Community Development Block Grant Funds to underwrite interest rates of private lender loans.

Program Implementor: Kern County Community Development Department.

Program 2.b:

Title: Marks-Foran Residential Rehabilitation Act

Program Overview: This State legislation permits localities to issue tax exempt revenue bonds for the purpose of long-term, low-interest home improvement loans within designated rehabilitation areas. Loans made under this authority can have very long terms (up to 40 years) and high loan limits; the long terms can make such a loan affordable by low- and moderate-income persons. Rental units are eligible for assistance. Because the bonds which raise the capital for the loans are tax exempt, required interest rates can be far below market.

In regards to municipal mortgage lending for home purchase, local bonds such as these are repayable from earnings on loans made with the proceeds of sale, and do not involve the credit of the City.

The program is included as an indication of capital-generation efforts which the City recognizes will be necessary in future years if other sources of funding are insufficient to meet the community's needs and its commitment to take advantage of those capital-generation techniques when necessary.

Program Objective: To make low-interest loans available for housing rehabilitation and program administrative activities.

Program Implements Housing Element Policies: 1.1.3, 1.2.2, 2.1.1, 2.2.1, 3.1.1, 3.1.2.

Program Initiator: City of Delano City Council and Board of Supervisors via resolution.

Program Financing: Costs paid from proceeds of bond sale.

Program Implementor: Kern County Community Development Department.

Program 2.c:

Title: Deferred Payment Rehabilitation Loans

Program Overview: Deferred payment rehabilitation loans use grant funds to make a home improvement loan which does not require repayment until title to the property being rehabilitated passes to another party. In most cases, such loans do not carry interest. The loans are made by lending institutions, using the locality's grant funds.

Because they do not require repayment until sale of the property these types of loans function for the borrower much as an outright grant would. However, the grant funds are recouped for additional use by the public when the property changes hands, whereas a grant does not revolve.

The City of Delano sees the need for assistance of this type within the community. The City also recognizes that this form of financing uses more grant funds than the more highly leveraged techniques discussed above; therefore, it is realized that the volume of deferred payment loans or similar techniques will be limited, in order to conserve the Urban County's Community Development Block Grant fund, which would be the primary source of monies for this program. The City supports an application to the State of California Department of Housing and Community Development requesting Kern County participation in its Deferred Payment Rehabilitation financing suitable to the needs of very low income and other households with severe financial constraints.

Program Implements Housing Element Policies: 1.1.3, 1.2.2, 2.1.1, 2.2.1, 3.1.1, 3.1.2, 2.1.2.

Program Initiator: City of Delano and/or Kern County Community Development Department and Board of Supervisors via grant application approval.

Program Financing: Community Development Block Grant and/or State Department of Housing and Community Development.

Program Implementor: Kern County Community Development Program Department, in the same manner as, and complementary to, Program 2.a.

Program 2.d:

Title: CHFA Second Unit Financing Program

Program Overview: The program is a pilot project by the California Housing Finance Agency in response to the state legislation adopted regarding second-unit dwellings in existing single-family dwelling neighborhoods. This pilot program proposes to inject between \$1.5 to 2 million for the rehabilitation/addition of attached second units.

The second units will be added within or as houses. The second units are to be occupied by low-income renter households at rent levels specified by the Agency. To be considered for a loan, owners of single-family houses must have incomes not exceeding 120% of median income.

The intent is to create a program that will convert under-utilized single-family homes into two units at a minimum cost. It can afford elderly home owners the opportunity to rent out a portion of their dwelling that would otherwise be vacant.

It is expected that a very limited number of local governments will receive funding commitments for this program designed to increase the supply of affordable rental housing.

Program Objective: To increase the supply of affordable rental housing and to contribute to the affordability of the home for the homeowner.

Program Implements Housing Element Policies: 1.1.1, 1.1.3, 1.2.1, 1.2.2, 2.1.1, 2.1.2, 3.2.3, 3.2.4.

Program Initiator: City of Delano. The City of Delano will develop a program design and select sectors of the community where programs can be utilized. After promotional awareness marketing of the program, the city will help certify eligibility of borrowers, prepare loan packages, and conduct periodic inspections.

Program Financing: California Housing Finance Agency (CHFA).

Program Implementor: City of Delano and Delano homeowners.

CONSERVATION PROGRAM

Increased awareness of the need for continuing home maintenance and knowledge of maintenance needs, warning signs and techniques is important to the conservation of a sound housing stock. Almost 70 percent of the City's housing stock currently is in sound condition. Widespread information about home maintenance will be important to the City not only as "preventive medicine" forstalling further deterioration of Delano's housing stock, but also as a means of assuring the continued maintenance of newly-constructed and rehabilitated housing.

Program 3.a:

Title: Home Maintenance Counseling Program

Program Overview: A home maintenance counseling program in Delano is most appropriately tied to the City's rehabilitation program efforts, and can constitute an important element of the rehabilitation program. In this respect, home maintenance counseling would be a part of the technical assistance component of the rehabilitation program. To the extent that it also is important to the prevention of deterioration, home maintenance counseling services should be made available throughout the community, to all interested persons, regardless of their participation or non-participation in the rehabilitation program.

The counseling program will need to be administered on an outreach basis, much in the manner of Program 1.i. While its focus is somewhat different from Program 1.i. and slightly more restricted in scope, the City sees no reason that the two efforts can not be administered as one, and would support the combination of objectives in an information and counseling program as a means of conserving available financial and administrative resources in the early years of rehabilitation programming. Home maintenance counseling, however, most likely will be required for a longer period than Program 1.i. and need not be as intensive (Program 2.b. is designed to be an in-depth information program related to instigating widespread property rehabilitation). Funding for a longer-term counseling program may require acquisition of State or other grant funds, for which the City would welcome technical assistance.

Program Objective: to provide information about the need for periodic home maintenance, education about common repair needs, and assistance to the public in maintenance techniques.

Program Implements Housing Element Policies: 1.2.2, 3.1.1,
3.2.1.

Program Initiator: City of Delano City Council and/or Kern county Board of Supervisors via grant application approval.

Program Financing: Community Development Block Grant; State Housing and Community Development Department Low Income Home Management Training Program; contributed time and expertise of local contractors, handymen, and tradesmen; or combination.

Program Implementor: City of Delano and/or Community Development Program Department and/or local volunteers, community college or other educational institution personnel.

Program 3.b:

Title: Neighborhood "Clean-up/Fix-Up" Campaigns

Program Overview: This program approach also is related both to the prevention of deterioration by the encouragement of continued home maintenance and to the stimulation of housing rehabilitation activities. It consists quite simply of the periodic designation of a day or weekend as "neighborhood clean-up/fix-up" day, with City sponsorship so as to demonstrate the commitment of the public to the objective, and encouragement of trash elimination, tree pruning, yard cleaning, fence painting and similar minor fix-up activities. The City will cooperate with neighborhood groups, civic organizations and others willing to assist in program publicity and to help the elderly and disabled, who might be unable to perform minor maintenance tasks themselves.

Local financial resources permitting, the City will make available through its neighborhoods special trash pick-ups and the like. The City will encourage the community to draw upon its civic pride for this activity in making the community a more attractive place to live.

Program Objective: To periodically stimulate interest in home and neighborhood maintenance and improvement and to capitalize upon the strength of the community in this regard.

Program Implements Housing Element Policies: 1.1.1, 1.2.2, 3.1.1, 3.2.1.

Program Initiator: City of Delano; Chamber of Commerce.

Program Financing: City of Delano for trash pick-ups; no other funding required if civic organization undertake publicity.

Program Implementor: Community of Delano.

Program 3.c:

Title: Tool Bank Program

Program Overview: Many families and individuals within the community may not have access to tools and other equipment useful to continuous home maintenance and repair. Other individuals, such as the elderly and disabled, may not have the physical ability to carry out such routine tasks.

The City strongly encourages local merchants and others to contribute commonly-utilized home repair tools to a community tool bank; would welcome the voluntary administration of a tool bank program by one or more civic, church or other community organizations; and encourages such organizations to commit themselves to a program of assisting elderly, handicapped and other individuals, in need of such assistance with the maintenance of their homes. The City of Delano sees this kind of effort as one which can draw upon the pride which the residents have in for their community.

Program Objective: To facilitate home maintenance and repair by making available to those without tools needed to undertake maintenance activities and to provide community self-help in home maintenance tasks.

Program Implements Housing Elements Policies: 1.2.2, 3.1.1, 3.2.1,

Program Initiator: City of Delano and/or community organizations.

Program Financing: Community donations and/or City of Delano or Community Development Block Grant; minimal cost.

Program Implementor: Community, civic or church groups.

Program 3.d:

Title: Section 8 Housing Assistance Payments Program (or Successor Programs)

Program Overview: This variation of the Section 8 program provides housing assistance payments on behalf of eligible low-income households to private property owners to make up the difference between the fair market rent of a unit and the amount the eligible tenant can afford to pay for that unit. Termed the "existing" housing program, it requires that the units in which assisted tenants live be in sound condition. Currently, the Kern County Housing Authority administers about 60 such units within the City.

Increased use of this program by eligible families and the elderly and handicapped can have the effect of promoting housing conservation efforts. Frequently, in order for a dwelling to be placed in the program, minor repair must be made. Landlords have an incentive to make such repairs by virtue of the fair market rents paid for the units and the leases which accompany the program.

Program Objective: To assist lower-income households to secure sound housing at prices they can afford.

Program Implements Housing Element Policies: 1.1.1, 1.1.3, 1.2.1, 2.1.1, 2.1.2, 2.1.3.

Program Initiator: Kern County Housing Authority.

Program Initiator: Kern County Housing Authority.

Program Financing: U. S. Department of Housing Urban Development.

Program Implementor: Kern County Housing Authority.

Program 3.e:

Title: Energy Conservation Incentive Program

Program Overview: Conservation of our non-renewable natural energy resources has become an important state and national goal in the recent years. Conservation efforts also can have practical, positive benefit to community residents to the extent that they result in lower recurring shelter costs. Energy conservation in housing can take a variety of forms. Dwellings can be designed and sited so as to take advantage of the natural climate to reduce heating and cooling needs. Energy-saving features and equipment can be installed in both new and remodeled units. The City can encourage builders and those remodeling homes, to incorporate cost effective energy conservation features into the housing stock. An initial step in this direction will be the development of an incentive program designed to provide concrete benefits to those who invest in energy-saving features in new residential development. Such an incentive program may take a form similar to that now mandated by state law for affordable housing (i.e., the provision of density bonuses or alternative incentives where a stipulated level of increased cost accrues to the provision of energy conservation features).

Program Objective: To conserve non-renewable natural resources and to reduce on-going housing costs.

Program Implements Housing Element Policies: 1.2.2, 2.1.3, 2.2.1, 3.2.3, 3.2.4.

Program Initiator: Delano City Council via adoption of this Housing Element.

Program Financing: City of Delano Building Department for staff time.

Program Implementor: City of Delano Planning Department.

Local Implementation Techniques

The City of Delano can also assist in encouraging the construction of low and moderate income housing and the availability of a reasonable housing supply without having to extensively rely on state or federal funding. The City has the internal ability to create a suitable condition for the long-term viability of existing and future housing in the community. Several options open to the City are discussed below:

Mixed Land Use Designation: The continued allowance of housing in the downtown area would accommodate the needs of two special needs households: elderly persons or couples who need to be close to services and shops and who cannot afford to keep a house or apartment; and new small business owners who would like to combine business and home rent while they are getting a start. In addition, residences in a downtown area make use of often wasted space (upstairs areas) and help make downtown a more welcome place at night which can help attract business.

The continuing of the non-conforming residential use in the downtown business districts could combine residential and commercial as allowed uses and help provide for special housing needs for the elderly in the area. In addition, the City should examine the area around the downtown area to identify potential housing sites for elderly persons or couples that could be developed under a particular government program.

Housing Cooperatives: Housing cooperatives may be a viable alternative to home ownership for low and moderate income families. A housing co-op is comprised of a grouping of residents/tenants who decide to buy their apartment complex/building or grouping of homes. These persons collectively pool their capital and subsequently make an offer on the real estate and secure financing.

A cooperative is usually a non-profit corporation with a common goal. The co-op is run on the principles of open membership, democratic control, limited return on invested capital, and net savings being distributed proportionately to members (which can be done by provision of services or proportional dividends). Services that co-ops provide include marketing, health, financial services, as well as housing.

Subsequently, monthly housing costs in co-op complexes remain stable because members of the group are purchasing their unit rather than renting it. By utilizing housing cooperatives, residents can receive all the benefits of home ownership, be protected from eviction, and can control the management of housing.

Special Assessment Districts: As an encouragement to residential developers or property owners in existing neighborhoods, the City can promote the usage of special assessment districts. Special assessment bonds can be used for financing sewer, water, street, sidewalk, street lighting, and similar improvements which benefit property owners in a given area. Assessment bonds are can be secured solely by the properties that benefit

from the assessed property plus a special reserve fund authorized to cover delinquencies. Through the use of special assessment districts, private developers can build housing tracts in a more timely manner with the funding of the physical improvements in place.

Density Bonus Provisions: The City can support the approved state legislation pertaining to density bonus provisions for residential developments if the necessary conditions are met. Under the law, when a developer agrees to construct at least 25% of the total units in a housing development of more than five units for persons of low or moderate incomes, the city must grant the developer a density bonus at least 25% above the basic residential density allowed by the zoning ordinance. Alternatively, the city may grant the developer two or more bonuses specified in the law. Local officials have recently revised their local developmental documents to accommodate this program. It is important to note that the density bonus allowance does not override the various general plan consistency requirements.

Community Development Block Grants (CDBG): The City can continue to work with the Kern County Community Development Department which administers the CDBG funds, to create a viable residential environment for the Delano community. While these funds have been allowed great discretion in their usage, the primary in the 1974 Housing And Community Development Act was "...the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income."

In recent years, the Kern County Community Department has approved various funding projects in Delano that encourages viable living areas. These projects include street improvements in existing neighborhoods, low-interest loans for housing rehabilitation, and water well construction to assure suitable potable water for the residents of the community. Most recently, the CDBG funds have been allocated to construct a fire substation in a predominantly expanding residential area. Through close coordination with CDBG administrators and the community, the City can implement related projects that will help stabilize the residential stock of Delano.

Zoning/General Plan Designations: The City can help assure that adequate housing opportunities are present throughout the community by designating a reasonable number of sites for housing development. The General Plan Land Use Plan and Zoning Map should indicate a proper proportion of undeveloped land for various types of residential developments. It is also important that the Zoning Map is continually updated to assure consistency with the General Plan. With these two adopted plans being consistent, unnecessary and costly project delays can be avoided.

Community Development Corporations: The City can also encourage and assist in the development of a community development corporation (CDC). A CDC can be a non-profit or profit-making corporation directed by local residents. One of the activities they can undertake is the construction of housing projects. A CDC can function as a viable conduit for joint ventures between the City and the private sector. The City can channel funds for

housing through the corporation which can be leveraged through the private sector.

Many communities in California have successfully developed CDC's. These entities have developed housing projects using a variety of government housing programs. In one case, a local government has contracted with the community development corporation to provide consulting services for low and moderate income housing.

Delano has tried to establish a lasting community development corporation for many years. In 1972, the Delano Economic Expansion Program (DEEP) was created to promote economic development expansion in the Delano area. Due to various reasons, the entity did not evolve into an important development source as it was initially conceived. Since that time, City Council has appointed various economic development task committees to discuss economic development alternatives. In this same period, community residents have tried to re-organize a CDC entity for Delano.

Granny Flats Housing: State Law requires cities to create ordinances or procedures to allow for the construction of second units on single-family lots (granny flats) by July 1, 1983. These units can help provide needed housing units particularly for the elderly and low income persons since they are usually small rental units. They can also provide additional income to the primary residence homeowner.

The City has developed its granny flat ordinance, which allows the increased density without changing the single family nature of neighborhoods. This has been achieved by requiring normal height, setback, and other building requirements and limiting maximum square footage of unit. Design requirements could prohibit an additional entrance to the front of the house or other external evidence of character of the neighborhood. The city has also made certain areas of the City off limits to second units due to traffic volume, street widths, or lot sizes. The City should also include provisions to bring existing illegal second units up to code. Through this program, the homeowner can receive additional income to help insure the affordability of the dwelling unit.

Community Information Bases: Information regarding new housing funding programs or possible affordable housing or local housing incentives should be made available to residents. The City officials have a responsibility to assure the community residents that viable housing information is readily to the community. In order to achieve a comprehensive housing information network, the City should establish bases and resources where information can be obtained.

The community bases can be designated as:

City Hall-Planning Department 725-4962
1015 Eleventh Avenue, Delano

Kern County Housing Authority (Delano) 725-9697
327 Dover Place

Community Action Program Center
701 Glenwood Street

725-0808

California Rural Legal Assistance Office
614 High Street

725-4350

In addition, the community resources and their respective ethnic indentifications can include:

Progressive Home Club (Black)	725-0808
Latin American Cultural Association (Hispanic)	725-5693
Japanese-American Citizen's League (Japanese)	725-0483
Filipino Community of Delano (Filipino)	725-4150

Mobile home Rent Ordinance: The City of Delano can regulate costs in local mobile home parks. Local Delano mobile home park renters concerned about rising space fees began a petition to establish a city ordinance regulating rent increases. After obtaining a sufficient amount of signatures for the November 1984 ballot, the Delano residents voted to approve a mobile home park stabilization ordinance. The ordinance calls for a rollback of space rents to 1980 rates with a rent increase tied to a percentage of the CPI (Consumer Price Index). Presently, the ordinance has not been implemented as the city is under suit by local mobile home owners regarding the constitutionality of the new guidelines. As of January 1985, a Kern County Superior County judge granted a 120-day injunction to prevent enforcement of the ordinance until it has had sufficient time to be reviewed and analyzed.

School Fee Ordinance: Under state provisions, a city can enact an ordinance requiring builders to pay fees for the future development of new school classrooms and facilities in the local school district area. The Builders fees could be based on the number of units to be constructed, the size of the units, and other related factors. As the development of new housing opportunities (single-family homes, apartments, mobile homes) occurs within the local area, the new and migrating residents create an impact on the school districts ability to accommodate student enrollment. While the Delano Joint Union High School District appears to have sufficient facilitites to adjust to future student enrollment demands, the local elementary district has expressed recent concerns regarding the accommodation of future students in the eight district schools. Talks are underway between city officials and representatives of the Delano Elementary School District to establish a reasonable and appropriate school fee ordinance for local builders to help offset increased school facility costs.

New Annexations of Land into City Jurisdiction: Undeveloped flat land is located adjacent to city boundaries in various sectors of the community. These lands are under county jurisdiction and are designated for agricultural land uses in the county zoning ordinances. Due to its close proximity to existing residential neighborhoods and nearby school facilities, intensive agricultural use has significantly decreased in

recent years. Although the City possesses large portions of undeveloped land within its present City limits, the annexation of adjacent land for residential development should be considered as a viable alternative. Factors which should be used in appropriateness of annexation of new land include proximity to existing and viable residential neighborhoods, the availability of adequate undeveloped land, the density of population in that particular sector, and its overall site characteristics, including proximity to existing infrastructure.

Effective Utilization of Irregular and Large Parcels:

The City maintains large parcels of land in residential areas that are extremely under-utilized. These oversized lots have extremely long lengths and common widths. These lots are generally located in the older northeast portion of the community and are zoned for single-family residential development. As a measure to reduce future development costs, the City should consider subdividing the lots in order to create smaller and more appropriate lot sizes for residential development. This implementation technique would allow the lots to be utilized to their maximum potential and would facilitate in full development within the city.

Expansion of Water Treatment Facilities: The City of Delano maintains and operates a 3.6 MGD (million gallons/day) secondary treatment plant in west Delano to accommodate the sewer collection and wastewater treatment from residential, industrial, and commercial uses throughout the City. Presently, the present usage of the plant is 2.6 MGD. Several residential projects and new employment-intensive industries have been approved by City Council but have not yet been developed. If these projects are all constructed in the near future, the operations of the water treatment facility may be impacted. Discussions with city public works officials indicate that if the usage increases at 200,000 gallons/day, then capacity of the existing plant would occur in five years. Planning for additional facilities or the expansion of the existing facility should be undertaken a minimum of three years before capacity is expected.

Establishment of an Enterprise Zone: The City could assist in the stimulation of housing growth through the implementation of several City-initiated programs. One of the programs that could be considered is the establishment of an enterprise zone. The purpose of this program is to provide job stimulation and job creation in economically distressed areas. By locating businesses within the identified enterprise boundaries, various tax incentives, credits, and deductions are provided. The overall intent is to promote housing & employment for the unemployed and the chronically unemployed which ultimately stimulates the economic base of the area. The end result is a favorable living environment with more persons being able to afford better living conditions and to pursue new housing opportunities in the area.

X. HOUSING UPDATE AND REVIEW

In order for the Delano Housing Element to serve as an effective document for the City of Delano in meeting the housing needs of its present and future residents, the periodic review and update of this state-mandated element is important. This section of the document will discuss the process for insuring the validity and accuracy of the identified housing needs and programs within this element.

The 1984 Delano Housing Element revision process received public participation from all economic segments of the community to assure that housing needs would be addressed. Housing needs and related issues were discussed by the City Council-appointed Citizens Advisory Committee meetings, Housing Element public workshops, and at Planning Commission and City Council meetings. The consulting firm coordinated with county, regional and state agencies in calculating anticipated housing needs.

However, the problems which the assembled housing program is trying to address are constantly changing; therefore, it is important to periodically evaluate the program's effectiveness and make appropriate changes. This can be effectively accomplished as part of the annual report to the City Council on the status of the General Plan (including each of its elements) and progress in its application as required by Section 65400 of the Government Code.

Factors which may affect the effective implementation of the selected programs include: current level and availability of funding, changing community needs and priorities, changing priorities of City staff time and funds, changes in the housing market, and the availability of new federal, state or locally administered programs. Citizens participation in the evaluation process is important to maintain the desired level of responsiveness to the needs of all economic segments of the community.

By monitoring and estimating changes in the inventory according to the applicable housing programs, the City will be able to determine which programs have been most effective. This will facilitate an evaluation of why or why not a selected program has been effective and whether or not the program is still relevant to meeting local housing needs.

It is highly recommended that an annual report to the Citizens Advisory Committee to the General Plan, Planning Commission, and City Council be prepared and submitted by staff each year. The report shall include:

- a. An update of new residential building permits and building completion reports by type and valuation of structure;
- b. Update on continuing affordability of any units built under development agreements.
- c. An update of the Inventory of Approved Projects.
- d. The median income forecast for the area as projected from state, federal, and county data.
- e. Employment Source data from the Employment Development Department.

- f. Annual estimate of population from the State Department of Finance.
- g. Percentage increase in the price of housing including new, resale, and rentals taken from information supplied by local realtors.
- h. An inventory of vacant land within the city.
- i. Estimated household population information.
- j. Review of Housing Element Programs to determine the effectiveness in providing housing.

In addition, the annual report can discuss the potential of any of the Housing Element policies and programs conflicting with any of the other adopted elements of the City's General Plan.

Every five years, a comprehensive review and update of the Housing Element should be prepared by the City. The update/reviews would include a reassessment of the community goals and needs, and a re-evaluation of the programs and implementing techniques indentified to resolve the city's housing concern.

In conclusion, a continuing review and update process of the Delano Housing Element is essential in order to assure that the goals, implementation measures and specific housing programs in this document are pursued and achieved within an established time frame. The process will also promote to be compatibility with other elements of the General Plan.

APPENDICES

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Master Environmental Impact Report. October 1981.

Kern County Planning Department. Population and Housing Report. 1981.

Oakland, City Planning Department. City of Oakland Housing Element.

Portola, City Planning Department. City of Portola Housing Element.

Agencies/ Entities Contacted

Alexander, Noyes, City Housing Consultant
Alexander, Noyes Real Estate
Bakersfield, City Planning Department
California, State Employment Department (Research Center)
California, State Employment Department (Delano Branch)
California, State Employment Department (Bakersfield Branch)
California, State Office of Migrant Services
California, Housing and Community Development
California, Department of Finance (Population Research Unit).
Delano, City Manager's Office
Delano, Community Development Department
 City Planning Division
 City Engineering Division
 City Building Division
Delano, Finance Department
Delano, Fire Department
Delano, Parks and Recreation Department
Delano College Center
Delano Union Joint High School District
Kern County Board of Trade
Kern County Community Development Program Department
Kern County Council of Governments
Kern County Planning Department
Kern County Housing Authority
Red Carpet Realty (Robert Skeeto Office).
Southern California Edison
Zaragosa Realty (Century 21) Office.

APPENDIX A

FEE SCHEDULE

I. SALE OF MAPS & PUBLICATIONS		01-3801
A. General Plan (includes all state mandated elements + General Plan Map and Summary.	\$ 6 for Revised General Plan (not available until Summer, 1982).	
B. General Plan Map and Summary separately	\$ 2	
C. Subdivision Regulations (text)	\$ 3	
D. Zoning Map	\$ 2	
E. Zoning Ordinance (text)	\$ 3	
F. Entire Zoning Ordinance (text), Zoning Map, General Plan and General Plan Map and Summary package sold.	\$ 10	
II. ZONING & SUBDIVISION FEES		01-3800
A. Annexation		
1. Pre-Zoning	\$200	
2. Annexation	\$200	
B. Conditional Use Permit	\$100 for first lot and \$1/additional lot or portion thereof	
C. Conditional Use Permit (Home Occupation)	\$75 (except for teenagers under age of 18 for summer use only - \$10).	
D. General Plan Amendment	\$200	
E. Minor Subdivision - Parcel Map Waiver		
1. Planning	\$ 50	
2. Engineering	\$ 25	
	TOTAL - \$ 75	
F. Parcel Map (Tentative)		
1. Planning	\$ 75	
2. Engineering	\$ 25	
	TOTAL - \$100	
G. Parcel Map (Final)		
1. Planning	No Charge	
2. Engineering	\$ 50	
H. Planned Community	\$200 + \$100 for first lot and additional lot or portion thereof if required.	
1. Planned Unit Development	\$100 + \$5/acre or portion thereof.	
I. Structural Move	\$200 + security bond by both the house mover and applicant.	
K. Subdivision (Tentative Map)		
1. Planning	\$100	
2. Engineering	\$ 25	

L. Subdivision (Final Map)	01-3500
1. Planning	\$100
2. Engineering	\$ 50 + \$4/lot
M. Variance	\$100 for first lot and \$1/additional lot or portion thereof.
N. Zone Change	\$200
III. MISCELLANEOUS REVENUE	01-3960
A. Copies	
IV. ENGINEERING FEES INSPECTION & OTHERS	
A. Improvement Plan Checking	\$ 1.50 per lot
B. Checking Surveyor's Map of Minor Subdivision	\$ 25
C. Inspection of Improvements by City Engineer	3% of estimated cost of improvements.
D. City Engineering Fee if Subdivider provides inspector (approved by City Engineer)	1% of improvement cost.
E. Use of Improvement District Bond Acts for improvements within Subdivision--engineering, checking, and inspection by City Engineer.	3 1/2% of estimated cost of improvements.
(Refer to Resolution 1963-92)	
V. PLAN CHECKING FEES (Bldg. mostly)	01-3805
PERMITS	
A. BUILDING PERMIT (MECHANICAL)	01-3320
B. ELECTRIC PERMIT	01-3322
C. OTHER CONSTRUCTION PERMITS	01-3323
D. PLUMBING PERMIT	01-3321
E. STREET & CURB PERMITS	01-3330
VI. NO CHARGE ON THE FOLLOWING APPLICATIONS	
A. Appeals to City Council	
B. Appeals to Planning Commission	
C. Environmental Assessment	
D. Extension of Time	
E. Negative Declaration	
F. Notice of Exemption	
G. Procedural Guidelines	
H. Sign Permit - Varies - based on valuation collected by Bldg. Dept.	
I. Site Plan Review	
J. Subdivision Standard (text)	

SUBDIVISION REQUIREMENTS, CHARTER AND FEES

Minor Subdivision Fees

Parcel Map Waiver (Planning & Engineering) \$ 75.00

Parcel Map

Tentative Map (Planning & Engineering) \$100.00

Final (Engineering) \$ 50.00

Checking Surveyor's or Engineer's Map of Minor Subdivision \$ 25.00

Subdivision Fees

Tentative Tract Map (Planning & Engineering) \$130.00

Final Tract Map (Planning & Engineering) \$150.00 + \$4/lot

Improvement Plans

Checking (Engineering) \$ 1.50/lot

Engineering Inspection Fees

Improvement Plan Checking \$ 1.50 per lot

Inspection of Improvements by City Engineer 3% of estimated cost of improvements.

City Engineering Fee if Subdivider provides inspector (approved by City Engineer) 1% of improvement cost.

Use of Improvement District Bond Acts for improvements within Subdivision—engineering, checking, and inspection by City Engineer. 3% of estimated cost of improvements.

Major Facility Fee, Sewer \$200.00/connection/residential equivalent

Offsite Charges

Water \$720.00/Acre

Sewer \$400.00/Acre

Water Service Connection Fees

Size of Connection Required	With Meter	Without Meter	Meter Only
1" or under	\$120.00	\$192.00	\$120.00
1 1/2"	\$240.00	240.00	264.00
2"	\$360.00	meter required	390.00
Over 2"	Actual Cost	meter required	Actual Cost

Parkland Dedication

The developer shall be required to dedicate land, pay a fee, or a combination of both based on Ordinance No. 767.

In-lieu Parkland Fees \$5,500/Acre of Parkland area required.

Subdivision Requirements

Tentative Map	Sanitary Sewers
Final Map	Street Signs
Lot Corners and Street Monuments	Water, Watermeters & Boxes
Site Grading, Construction & Soil Tests	Fire Hydrants
Drainage Improvement	Natural Gas
Street Improvement	Electric Power
Street Lighting	Telephone
Fencing	Cable TV

Other County Grants

Includes grants made by county either on recurring or non-recurring basis from other than state gasoline tax funds. Revenue from such grants should be recorded in sufficient detail to show the purpose for which funds were received.

Federal Grants

Includes federal aid for construction of hospitals, parks and sewage treatment plants as well as amounts received from federal agencies for research, civil defense, anti-poverty programs in lieu taxes, and other recurring or non-recurring grants.

Revenues received from such grants should be recorded in sufficient detail to show the purpose for which received.

CHARGES FOR CURRENT SERVICE

Zoning Fees - Includes revenue from fees imposed by local ordinance in connection with applications for zoning and variance permits.

Subdivision Fees - Includes revenue from fees for establishing subdivision property.

Sale of Maps and Publications - Includes revenue from sale of maps and other documents, including copies of ordinances and other publications.

Other Filing and Certification Fees - Includes revenue from minor non-recurring fees, such as candidate filing fees for which no specific account classification has been established.

Plan Checking Fees - Includes revenue from plan or map checking fees when not an integral part of a construction permit fee.

Engineering Fees - Inspection and Other - Includes revenue resulting from engineering services which are not treated as reimbursable items.

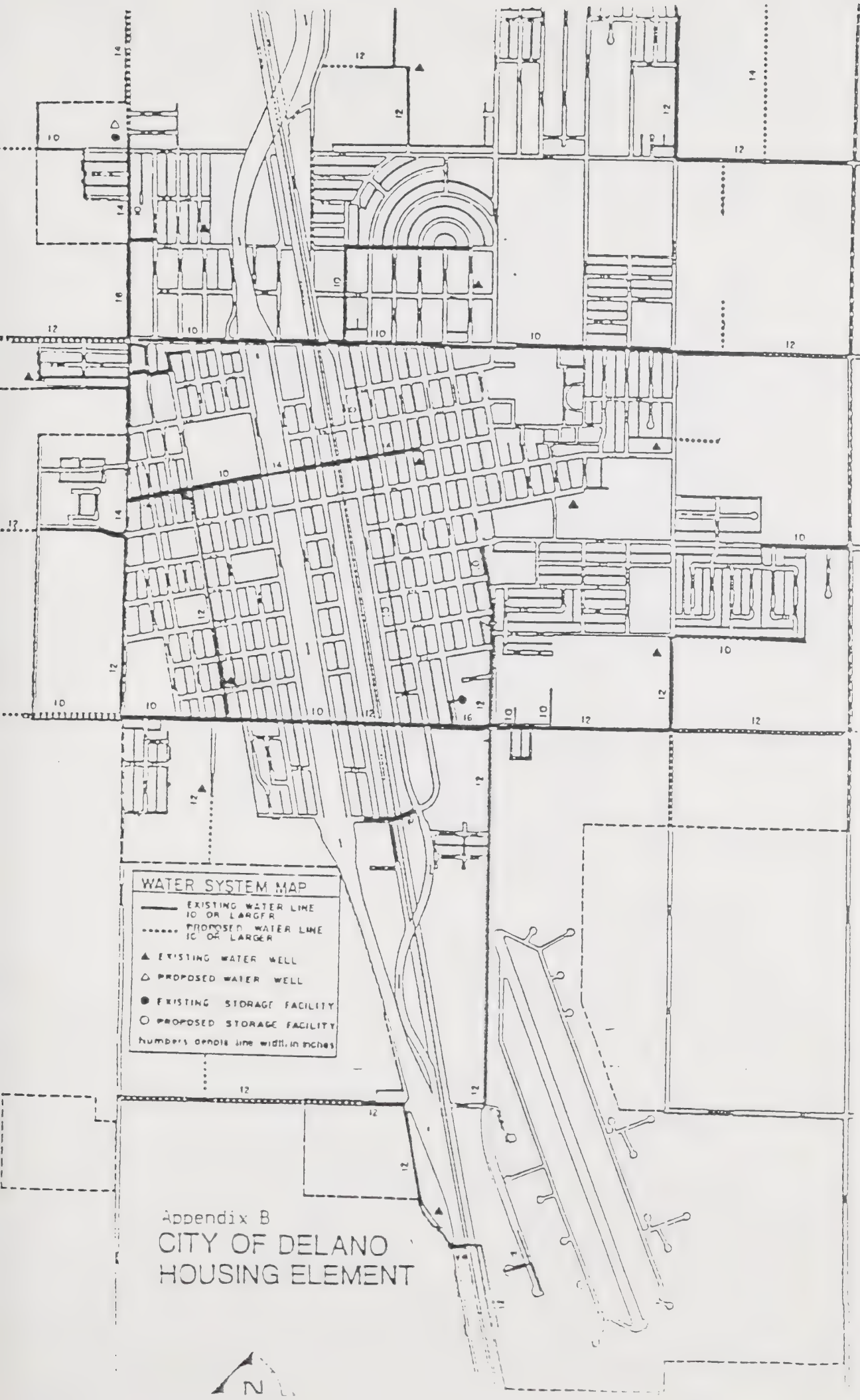
Streets, Sidewalk and Curb Repairs (Fixed charges not based on actual costs)
Includes revenue resulting from the maintenance, repair or replacement of sidewalks, curbs, streets and gutters.

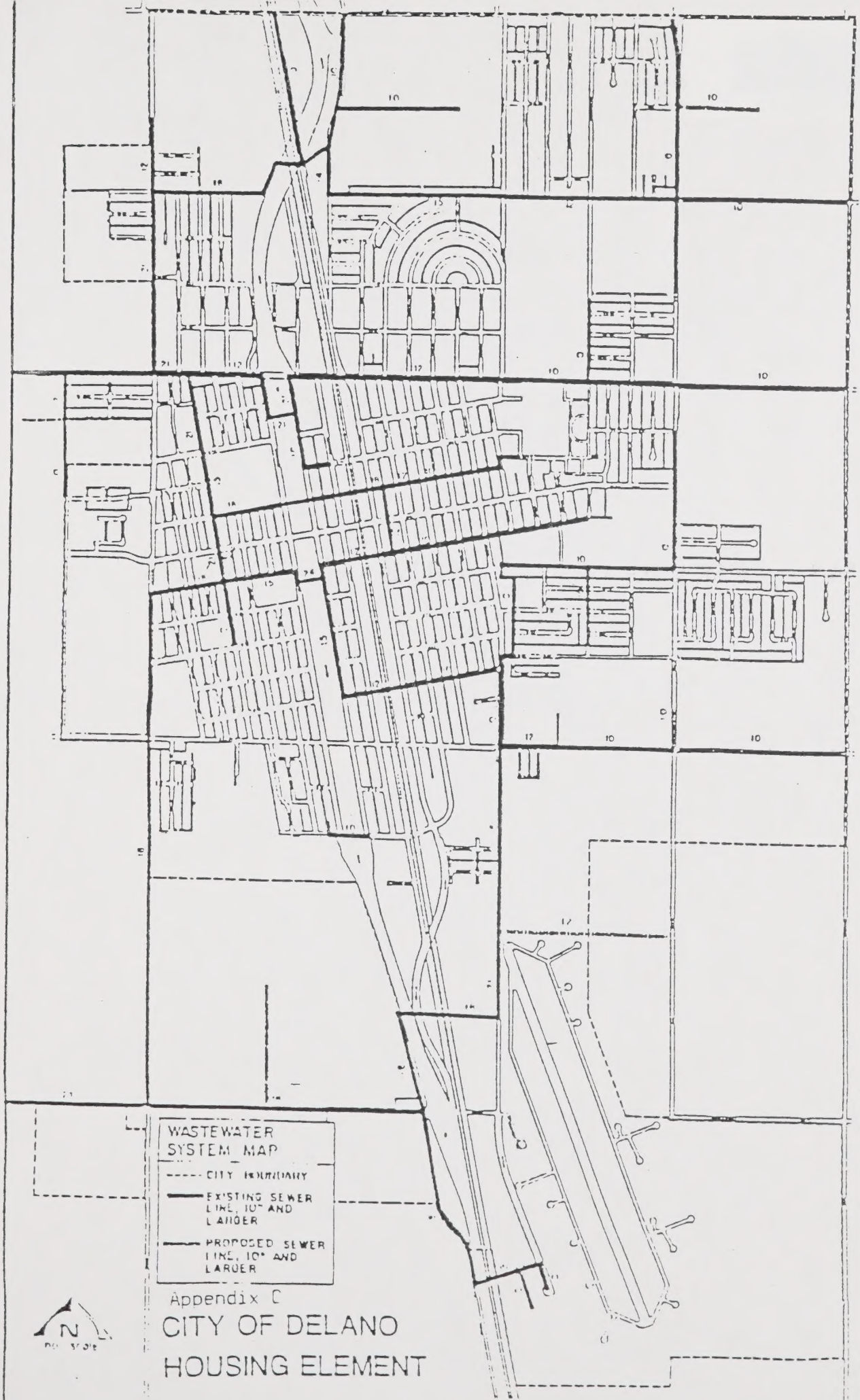
Street Lighting Assessments - Includes revenue from assessments for street lighting maintenance and/or improvements assessed under the street lighting acts of 1919, 1931, and 1977. Revenues received for each lighting district should be recorded separately.

ENROACHMENT PERMIT FEES:

For every 100 square feet of surface excavation or fraction thereof.....	\$ 1.00
Construction of driveway.....	\$ 1.00
Construction of curb and/or gutter 20 lineal feet or fraction thereof.....	\$ 1.00
Each additional 100 feet or fraction thereof.....	\$ 1.00
Construction of sidewalk, 100 square feet or fraction thereof.....	\$ 1.00
Each additional 400 square feet or fraction thereof.....	\$ 1.00
Minimum inspection fee.....	\$ 1.00

Whenever any of the above work is started or proceeded with prior to obtaining a permit so to do, the above specified fees shall be doubled and all inspections made necessary by faulty or illegal work shall be paid for at the rate of \$1.00 for each additional inspection.





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